ALL OF LOT 10 N OF BAYA S/D & LO
L MELROSE PARK S/D.

LANG VICTORIA S TRUST AGREEMENT DATED NOVEMBER 4,
242 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2027

33-3S-17-06663-000

BUILDING CHARACTERISTICS

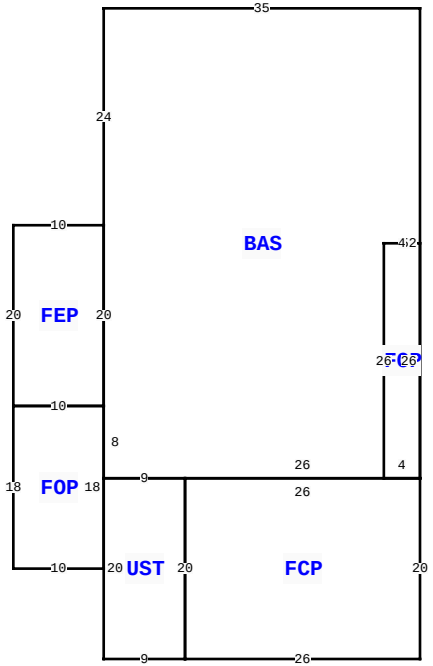
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.110 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	118,338
FCP	520	25		130	8,453
FEP	200	80		160	10,403
FOP	104	30		31	2,016
FOP	180	30		54	3,511
UST	180	45		81	5,267
TOTALS	3,004			2,276	147,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,276	107.4760	118.22	269,069	1964	1990	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2026 Heated Area: 1820 HX Base Yr 2026



BLD DATE			LGL DATE	04/27/2022	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

581 SE LOMOND AVE, LAKE CITY

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1987	1987	3	100	150	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	50	2004	2004	3	50	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,988
TOTAL MARKET OB/XF VALUE		650
TOTAL LAND VALUE - MARKET		13,500
TOTAL MARKET VALUE		162,138
SOH/AGL Deduction		0
ASSESSED VALUE		162,138
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,727
TOTAL JUST VALUE		162,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,829

LAND:1:1: ADJ 3 CORNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044778	Roof Replacement	14,000	06/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/1642	8/08/2026	WD	U	I	11	100
GRANTOR: DIETRICH JORDAN						
GRANTEE: LANG VICTORIA S TRU						
1491/2114	5/26/2023	WD	Q	I	05	250,000
GRANTOR: LANG VICTORIA S TRUST						
GRANTEE: DIETRICH JORDAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S24 FEP= W10 S20 E10 N20$ S20 FOP= W10 S18 E10N18$ S8UST= S20 E9 N20 W9$ E9FCP= S20 E26 N20 W26$ E26 FOP= N26 W4 S26 E4 $ N52$.

LAND DESCRIPTION

TOTAL OB/XF 650

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		CG	95.00	135.00	13,500.00	SF		1.00	1.00	1.00	1.00	1.00	13,500							

REVIEW DATE 10/02/2023 BY TP Total Acres: 0.31 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/17/2026 BY SYS