

(PART OF HILLCREST UNR): W1/2 OF
& SE1/4 OF NW1/4 OF NW1/4 & N1/2
NW1/4 & E1/2 OF SW1/4 & SW1/4 OF

LSJ PROPERTIES INC
447 SW BREEZY DR
LAKE CITY, FL 32025

2026

33-4S-17-08944-002


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																			
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 5,000 TOTAL LAND VALUE - MARKET 2,250 TOTAL MARKET VALUE 7,250 SOH/AGL Deduction 0 ASSESSED VALUE 7,250 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,250 TOTAL JUST VALUE 7,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 7,250																																																					
																				SALE: 2:1: 190 AC NO STAMPS ON DEED SALE: 1:1: 180.61 AC																																																					
DOR CODE 9400 RIGHTS-OF-WAY																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED																																								
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TOTALS																																																																									
EXTRA FEATURES																																																																									
L N	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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	10,000.00	10,000.00	50	2005	2005	3	50	5,000																																																									
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																	
1	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	0.25	2,000.00	500.00	2,250																																																								
REVIEW DATE 07/11/2017 BY DF Total Acres: 4.50 Total Land Value: 2,250 Market: 0 Agricultural: 0 Common: 2,250 PRINTED 05/08/2026 BY SYS																																																																									