LOTS 1 & 2 BLOCK 2 PINEMOUNT VIL
699-771, 730-121, 902-1462, QC 1

MADERA JOSE A/ESTRADA KATHERINE J
128 SW ANN PL
LAKE CITY, FL 32024

2027

34-3S-16-02470-001

BUILDING CHARACTERISTICS

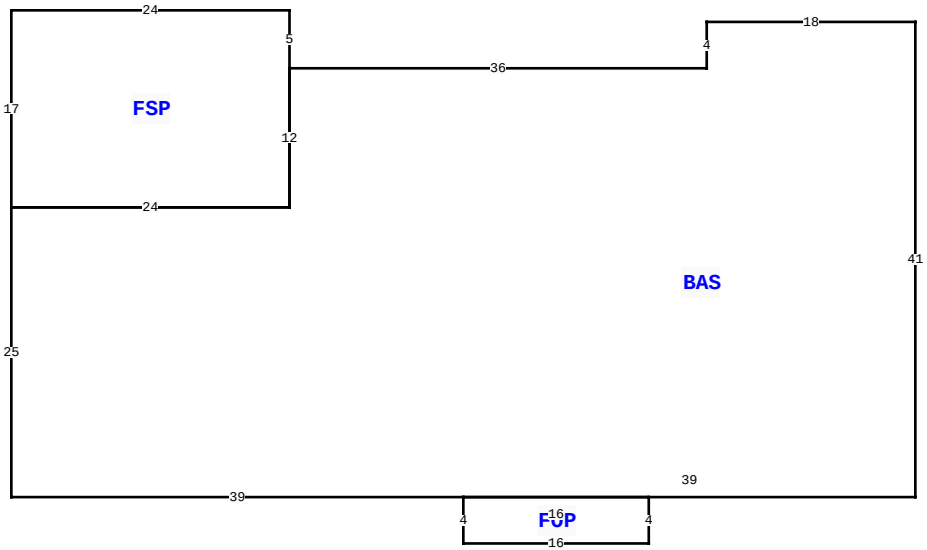
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
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 06
NEIGHBORHOOD/LOC		34316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,670	100		2,670	194,966
FOP	64	30		19	1,387
FSP	408	40		163	11,902
TOTALS	3,142			2,852	208,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,852	102.1250	112.34	320,394	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2670 HX Base Yr 2026



128 SW ANN PL, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0	0	3	100	150	
2	0210	GARAGE U	0	100	25	40	1,000.00	UT	5.40	5.40	40	0	0	3	40	2,160	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		208,256
TOTAL MARKET OB/XF VALUE		4,710
TOTAL LAND VALUE - MARKET		25,900
TOTAL MARKET VALUE		238,866
SOH/AGL Deduction		0
ASSESSED VALUE		238,866
TOTAL EXEMPTION VALUE	HX HB 13	238,866
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		238,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049857	Electrical Servic	0	05/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/399	11/06/2025	WD	Q	I	01	310,000
GRANTOR: SAMSUM LLC						
GRANTEE: MADERA JOSE A						
1504/2029	11/30/2023	WD	Q	I	05	335,000
GRANTOR: POPLIN WILLIAM LEE JR						
GRANTEE: SAMSUM LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S4 W36 FSP= N5 W24 S17 E24 N12$ S12 W24 S25 E39 FOP= S4 E16 N4 W16$ E39 N41$.

LAND DESCRIPTION

TOTAL OB/XF 4,710

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		RSF-	1250.00	175.00	2.00	LT		1.00	1.00	0.70	18,500.00	12,950.00	25,900							

REVIEW DATE 12/18/2025 BY TP Total Acres: 1.00 Total Land Value: 25,900 Market: 0 Agricultural: 0 Common: 25,900 PRINTED 11/17/2026 BY SYS