

BEG AT SE COR OF SEC 34, RUN N 5 FT, N 325 FT TO S R/W OF U S HWY R/W 102.10 FT, S 300.69 FT, W 29

LJC-1031, LLC/MOTT JACK REVOCABLE TRUST
291 NW MAIN BLVD
LAKE CITY, FL 32055

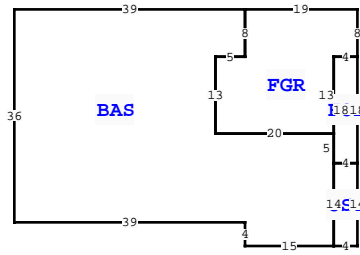
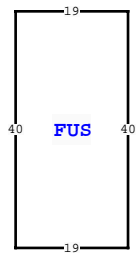
2026

34-3S-16-02498-000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,658	66.4877	74.47	197,941	1964	1964		0	0	35.00	65.00		
3 SINGLE FAM			0% - 0	Heated Area: 2384				HX Base Yr						



Quality	02	02			
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	34316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	78,610
FGR	412	55		227	10,988
FOP	72	30		22	1,065
FUS	760	100		760	36,788
UST	56	45		25	1,210
TOTALS	2,924			2,658	128,662

203 SW LODGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
INC DATE		AG DATE	MLU

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			128,662
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			1,329,870
TOTAL MARKET VALUE			199,651
SOH/AGL Deduction			0
ASSESSED VALUE			199,651
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			199,651
TOTAL JUST VALUE			1,459,532
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,457,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15373	M H	125	04/12/1999
10164	M H	125	09/05/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/1785	1/03/2011	WD	U	I	16	0
GRANTOR: DDC-1031 LLC						
GRANTEE: JACK MOTT (1/3 INT)						
1049/1581	6/20/2005	TD	Q	I		2,400,000
GRANTOR: FREDRICK L & JOSEPH F						
GRANTEE: DDC-1031 & LJC-1031						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W39 S36 E39 S4 E15 UST= E4 N14 W4 S14\$ N14 FOP= E4 N18 W4 S18\$ N5 FGR= N13 E4 N8 W19 S8 W5 S13 E20\$ W20 N13 E5 N8\$ PTR= N30 FUS= N40 W19 S40 E19\$ S30\$.

LAND DESCRIPTION																								
TOTAL OB/XF 1,000																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		CI	0.00	0.00	1.00	AC		1.00	1.00	1.00	63,000.00	63,000.00	63,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	20.94	AC		1.00	1.00	0.75	445.00	333.75	6,989							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	20.94	AC		1.00	1.00	1.00	60,500.00	60,500.00	1,266,870							