BEG SW COR OF NW1/4, N 2647.93 F
247.76 FT, NE 356.10 FT, E 79.52
W1/2 OF NW1/4, S 866.26 FT,E 104

GRAND WILLIAM J.H./GRAND MYRA J
1136 SW SEMINOLE TER
LAKE CITY, FL 32024

2027

36-3S-15-00302-003

BUILDING CHARACTERISTICS

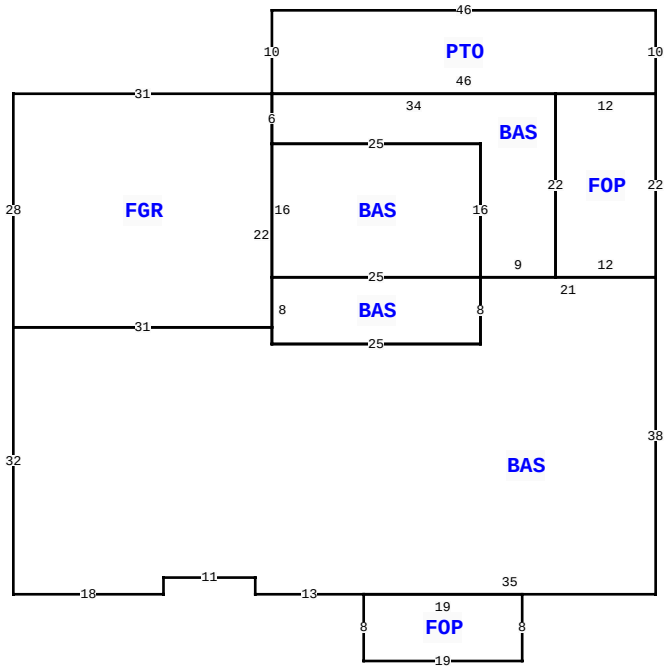
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	21,160
BAS	348	100		348	36,818
BAS	400	100		400	42,320
BAS	2,518	100		2,518	266,403
FGR	868	55		477	50,466
FOP	152	30		46	4,866
FOP	264	30		79	8,358
PTO	460	5		23	2,434
TOTALS	5,210			4,091	432,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,091	123.3100	135.64	554,903	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2026 Heated Area: 3466 HX Base Yr 2026



1136 SW SEMINOLE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	432,824
TOTAL MARKET OB/XF VALUE	160,314
TOTAL LAND VALUE - MARKET	940,200
TOTAL MARKET VALUE	674,854
SOH/AGL Deduction	154,653
ASSESSED VALUE	520,201
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	468,790
TOTAL JUST VALUE	1,533,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,541,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055038	Remodel	583,250	02/18/2026
000054756	Roof Replacement	17,600	02/06/2026
000053309	Generator		06/04/2025
40425	POOL ENCL	0	08/24/2020
39961	POOL	0	06/17/2020
20844	REMODEL	125	07/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2517	3/18/2025	WD	U	I	16	1,999,000
GRANTOR: MCLEAN MURPHY B JR AN						
GRANTEE: GRAND WILLIAM J.H.						
1535/2487	3/18/2025	WD	U	I	16	1,255,900
GRANTOR: MCLEAN MURPHY B JR &						
GRANTEE: GRAND WILLIAM J.H.						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W21 S8 W25 N2 W31 S32 E18 N2 E11 S2 E13 E35 N38 $
FGR=[ORIG=-46,-16] N6 W31 S28 E31 N22 $
PTO=[ORIG=0,-22] N10 W46 S10 E46 $
BAS=[ORIG=-21,0] N16 W25 S16 E25 $
BAS=[ORIG=-12,-22] W34 S6 E25 S16 E9 N22 $
FOP=[ORIG=0,0] N22 W12 S22 E12 $
BAS=[ORIG=-21,0] W25 S8 E25 N8 $
FOP=[ORIG=-35,38] S8 E19 N8 W19 $
.

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	0030	BARN,MT	0	100	50	100	5,000.00	UT	7.50	7.50	100	1999	1999	3	100	37,500	
2	0166	CONC,PAVMT	0	100	0	0	1,142.00	UT	2.00	2.00	100	2003	2003	3	100	2,284	
3	0200	GARAGE F	0	100	30	60	1,800.00	UT	30.00	30.00	100	2003	2003	3	100	54,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0280	POOL R/CON	0	100	16	34	544.00	UT	70.00	70.00	100	2020	2020	3	91	34,653	
6	0166	CONC,PAVMT	0	100	0	0	702.00	UT	2.25	2.25	100	2020	2020	3	100	1,580	
7	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2020	2020	3	100	1,200	
9	0282	POOL ENCL	0	100	31	43	1,333.00	UT	15.00	15.00	100	2020	2020	3	70	13,997	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 154,614

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		A-1	0.00	0.00	8.70	AC		1.00	1.00	1.00	6,000.00	6,000.00	52,200							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	22.00	AC		1.00	1.00	1.00	280.00	280.00	6,160							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	76.00	AC		1.00	1.00	1.00	281.00	281.00	21,356							
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	50.00	AC		1.00	1.00	1.00	40.00	40.00	2,000							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	148.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	888,000							

REVIEW DATE 03/11/2026 BY robin Total Acres: 156.70 Total Land Value: 81,716 Market: 888,000 Agricultural: 29,516 Common: 52,200 PRINTED 11/17/2026 BY SYS

BEG SW COR OF NW1/4, N 2647.93 F
247.76 FT, NE 356.10 FT, E 79.52
W1/2 OF NW1/4, S 866.26 FT,E 104

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LAKE CITY, FL 32024

2027

36-3S-15-00302-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36315.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/16/2023 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BASE TAXABLE VALUE		468,790
TOTAL JUST VALUE		1,533,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,541,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20304	SFR	426	01/09/2003
20306	GARAGE	125	01/09/2003
19328	M H	30	03/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: MCLEAN MURPHY B JR AN						
GRANTEE: GRAND WILLIAM J.H.						
1535/2487	3/18/2025	WD	U	I	16	1,255,900
GRANTOR: MCLEAN MURPHY B JR &						
GRANTEE: GRAND WILLIAM J.H.						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 5,700

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

REVIEW DATE 03/11/2026 BY robin Total Acres: 156.70 Total Land Value: 81,716 Market: 888,000 Agricultural: 29,516 Common: 52,200 PRINTED 11/17/2026 BY SYS