LOTS 14 & 15 BLOCK A COLLEGE MAN
UNIT 1.

JONES LANCE
4515 E US HWY 90
LAKE CITY, FL 32055

2026

36-3S-17-07416-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

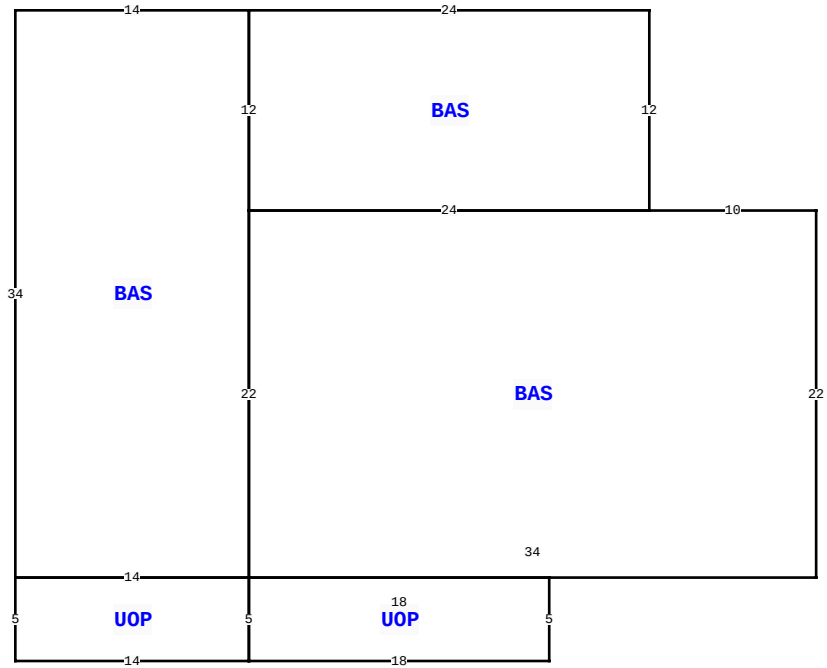
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	17,984
BAS	476	100		476	29,724
BAS	748	100		748	46,709
UOP	70	20		14	874
UOP	90	20		18	1,124
TOTALS	1,672			1,544	96,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,544	84.2724	96.07	148,332	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1512 HX Base Yr



4591 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	96,416
TOTAL MARKET OB/XF VALUE	1,452
TOTAL LAND VALUE - MARKET	11,000
TOTAL MARKET VALUE	108,868
SOH/AGL Deduction	0
ASSESSED VALUE	108,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,868
TOTAL JUST VALUE	108,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,182

SALE:2:1: PROBATE 88-126-CP - QUIT CLAIM DEED

SALE:1:1: LOTS 14 & 15 BLK A, COLLEGE MANOR (PP)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/2774	4/11/2025	LE	U	I	14	100
GRANTOR: JONES DAISY MAE (ENH						
GRANTEE: JONES LANCE (RMDR)						
1024/2091	6/01/2004	QC	Q	I	01	17,100
GRANTOR: ARCHIE & CAROL BROOKS						
GRANTEE: DAISY MAE JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 BAS= N12 W24 S12 E24$ W24 BAS= N12 W14 S34 E14 N22$ S22 UOP= W14 S5 E14 N5$ UOP= S5 E18 N5 W18$ E34 N22$.

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	0294	SHED WOOD/	0	0	11	22	242.00	UT	10.00	10.00	60	2012	2012	3	60	1,452	

LAND DESCRIPTION

TOTAL OB/XF 1,452

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	0		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	11,000							

REVIEW DATE 03/16/2020 BY CP Total Acres: 0.30 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 05/08/2026 BY SYS