COMM NE COR OF SE1/4, RUN S 888
S 346 FT, W 632.42 FT, N 346 FT,
POB. (LOT 26)

CAS OPPORTUNITIES LLC
246 SW MAGICAL TER
LAKE CITY, FL 32024

2027

36-4S-15-00415-018

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.00	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

395 SW JENNIFER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0
TOTAL MARKET OB/XF VALUE	17,000
TOTAL LAND VALUE - MARKET	65,390
TOTAL MARKET VALUE	82,390
SOH/AGL Deduction	957
ASSESSED VALUE	81,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,433
TOTAL JUST VALUE	82,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,390

SALE:1:1: 10.78 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12751	M H	125	07/09/1997
10616	M H	125	01/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1711	2/14/2023	TD	U	I	18	38,700
GRANTOR: CLERK OF COURT						
GRANTEE: CAS OPPORTUNITIES L						
1082/1355	4/28/2006	WD	Q	I		50,000
GRANTOR: ALEASE D & BENJAMIN C						
GRANTEE: JEFFREY E GLASSER						

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
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 17,000

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	0700	C	MISC RES	0		00	0.00	0.00	3.89	AC		1.00	1.00	1.00	13,000.00	13,000.00	50,570							
2	0000	C	VAC RES	0		00	0.00	0.00	1.14	AC		1.00	1.00	1.00	13,000.00	13,000.00	14,820							

REVIEW DATE 07/06/2016 BY DF Total Acres: 5.03 Total Land Value: 65,390 Market: 0 Agricultural: 0 Common: 65,390 PRINTED 11/17/2026 BY SYS