

THE E1/2 OF THE FOLLOWING:  
 COMM SE COR OF SE1/4 OF SW1/4, R  
 N R/W CR-242 FOR POB, RUN N 953.

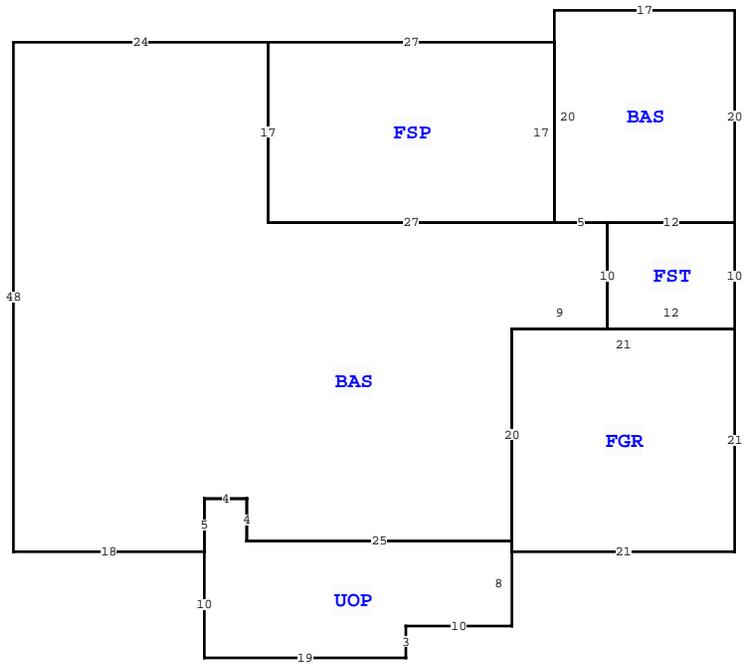
DANIEL NALINI/ZARIC MILOS  
 2801 COUNTY ROAD 242  
 LAKE CITY, FL 32024

**2026**

22-4S-16-03091-001  


ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	2,804	116.6200	130.61	366,230	1986	1986	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2024 Heated Area: 2250 HX Base Yr 2024													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	22416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	340	100		340	28,865
BAS	1,910	100		1,910	162,152
FGR	441	55		243	20,630
FSP	459	40		184	15,621
FST	120	55		66	5,603
UOP	305	20		61	5,179
TOTALS	3,575			2,804	238,050

2801 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025
INC DATE		AG DATE	MLU

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30,000	
3	0296	SHED METAL	0	100	10	13	130.00	UT	5.00	5.00	75	1993	1993	3	75	488	
4	0294	SHED WOOD/	0	100	20	20	400.00	UT	7.50	7.50	75	1993	1993	3	75	2,250	
5	0166	CONC, PAVMT	0	100	10	20	200.00	UT	2.00	2.00	75	1993	1993	3	75	300	
6	0281	POOL R/FIB	0	100	16	30	480.00	UT	65.00	65.00	100	2005	2005	3	47	14,664	
7	0282	POOL ENCL	0	100	26	44	1,144.00	UT	15.00	15.00	100	2005	2005	3	40	6,864	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,800	

TOTAL OB/XF 57,366

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	100		A-1	0.00	0.00	6.38	AC		1.00	1.00	1.00	10,000.00	10,000.00	63,800							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				238,050	
TOTAL MARKET OB/XF VALUE				57,366	
TOTAL LAND VALUE - MARKET				63,800	
TOTAL MARKET VALUE				359,216	
SOH/AGL Deduction				9,867	
ASSESSED VALUE				349,349	
TOTAL EXEMPTION VALUE	HX HB			51,411	
BASE TAXABLE VALUE				297,938	
TOTAL JUST VALUE				359,216	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				360,464	
PRCL:0:14: SSN. GM					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
23136	POOL ENCL	85	05/12/2005		
22965	POOL	225	03/31/2005		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/2777	11/10/2022	WD	Q	I	01	430,000
GRANTOR: WINTERS STEPHANIE ANN						
GRANTEE: DANIEL NALINI						
1453/1616	11/19/2021	WD	U	I	30	100
GRANTOR: WINTERS STEPHANIE ANN						
GRANTEE: WINTERS STEPHANIE A						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S48 E18 UOP= S10 E19 N3 E10 N8 W25 N4 W4 S5 \$ N5E4	
S4 E25 FGR= S1 E21 N21 W21S20\$ N20E9FST= E12 N10 W12 S10\$ N10	
BAS= E12 N20 W17 S20 E5\$ W5 FSP= N17 W27 S17 E27\$ W27 N17\$.	