LOTS 18 & 19 BLOCK 15 LAKESIDE H
ALSO THAT PART OF A CLOSED ALLEY
TO THE ABOVE DESC'D LOTS. RESOL#

COWEN CHARLES DAVID/COWEN CARLA MILTON
241 SW MARYLAND LN
LAKE CITY, FL 32025

2025

08-4S-17-08288-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

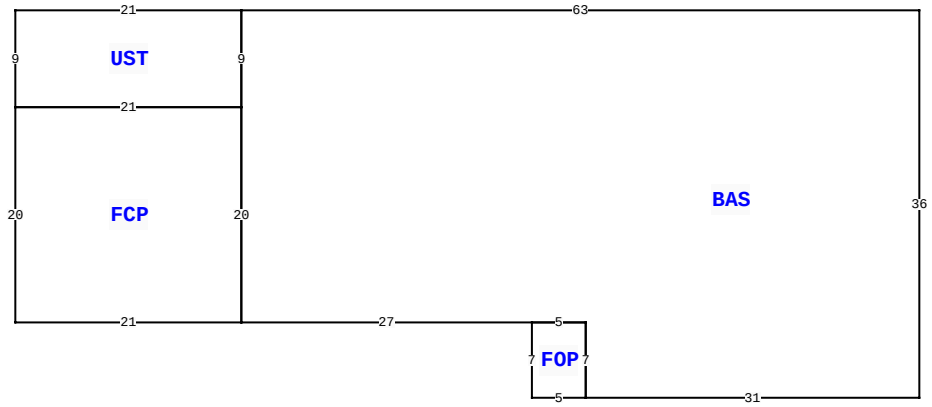
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100		2,044	161,318
FCP	420	25		105	8,287
FOP	35	30		10	789
UST	189	45		85	6,709
TOTALS	2,688			2,244	177,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,244	112.4230	121.42	272,466	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 2044 HX Base Yr



241 SW MARYLAND LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		177,103
TOTAL MARKET OB/XF VALUE		2,350
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		216,453
SOH/AGL Deduction		119,371
ASSESSED VALUE		97,082
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,360
TOTAL JUST VALUE		216,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0539/0391	6/01/1984	WD	Q	I		59,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 UST= W21 S9 E21 N9$S9 FCP= W21 S20 E21 N20$ S20 E27
FOP= S7 E5 N7 W5$ E5 S7 E31 N36$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,350

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			0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 04/05/2017 BY DF Total Acres: 0.41 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 05/07/2025 BY SYS