

COMM SE COR SEC, N 52.91 FT TO N
ALONG R/W 1329.98 FT, N 853.51 F
N 421.55 FT, E 378.13 FT TO C/L

TUCKER BRIAN/TUCKER TERESA
2787 SW MAYO RD
LAKE CITY, FL 32024

2026

01-4S-15-00314-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100		2,050	203,518
FEP	200	80		160	15,884
FEP	280	80		224	22,238
FGR	552	55		304	30,181
FSP	162	40		65	6,453
FSP	266	40		106	10,523
FSP	342	40		137	13,601

TOTALS	3,852			3,046	302,398
EXTRA FEATURES					

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	0166	CONC, PAVMT	0 100	0	0	448.00	UT	1.40	1.40	100	0	0	3	100	627	
2	0210	GARAGE U	0 100	20	36	720.00	UT	4.50	4.50	100	0	0	3	100	3,240	
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
5	0260	PAVEMENT-A	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,500	
6	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	900	
7	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	900	
8	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	900	
9	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000	
10	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,046	128.4668	143.88	438,258	1994	1994	0	0	0 31.00	69.00
1 SINGLE FAM 100% - 2024											
Heated Area: 2050 HX Base Yr 2024											
2787 SW MAYO RD, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

TOTAL OB/XF											
11,967											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		302,398	
TOTAL MARKET OB/XF VALUE		44,411	
TOTAL LAND VALUE - MARKET		43,725	
TOTAL MARKET VALUE		390,534	
SOH/AGL Deduction		61,553	
ASSESSED VALUE		328,981	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		278,259	
TOTAL JUST VALUE		390,534	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		395,544	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38429	POOL	413	08/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/1957	5/30/2018	WD	Q	I	01	250,000
GRANTOR: SHELDON A & PATRICIA						
GRANTEE: BRIAN & TERESA TUCK						
0920/1986	2/15/2001	WD	Q	I		134,428
GRANTOR: EDSON'S						
GRANTEE: SHELDON & PATRICIA						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W27 FEP= N10 FEP= N14 W20 FSP= W14 S19 E14 N19\$ S14 E20\$ W20 S10 E20\$ W20 N2 W5 S2 W16 FGR= W24 S23 E24 N23\$ S23 E12 S10 E1FSP= S12 E42 N12 W8 S6 W27 N6 W7\$ E7 FSP= S6E27 N6 W27\$ E36 N7E12 N26\$.															

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REVIEW DATE 08/10/2023 BY JB Total Acres: 5.36 Total Land Value: 43,725 Market: 0 Agricultural: 0 Common: 43,725 PRINTED 10/06/2025 BY SYS