BEG SW COR OF SW1/4 OF NE1/4, N
E 352.97 FT TO R/W OF SW MAYO RD
R/W 883.88 FT, W 822.95 FT TO PO

WARNER TANNER/WARNER PAYTON
2379 SW MAYO RD
LAKE CITY, FL 32024

2026

01-4S-15-00319-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1415.00	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

2379 SW MAYO RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	22,720
TOTAL LAND VALUE - MARKET	89,460
TOTAL MARKET VALUE	26,398
SOH/AGL Deduction	0
ASSESSED VALUE	26,398
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,398
TOTAL JUST VALUE	112,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048212	Storage Building	20,000	09/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2634	1/23/2023	WD	Q	V	01	70,000
GRANTOR: MORGAN JAMES D						
GRANTEE: WARNER TANNER						
1265/1632	11/11/2013	LE	U	V	14	100
GRANTOR: DENWARD & MARGUERITE						
GRANTEE: DENWARD MORGAN (LIF						

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	0040	BARN,POLE	0	0	40	72	2,880.00	UT	6.50	6.50	100	2024	2023		100	18,720	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		100	4,000	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 22,720

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	5200	A	CROPLAND 2	0					9.94	AC		1.00	1.00	1.00	370.00	370.00	3,678							
2	9910	M	MKT.VAL.AG	0					9.94	AC		1.00	1.00	1.00	9,000.00	9,000.00	89,460							

REVIEW DATE 10/24/2023 BY JB Total Acres: 9.94 Total Land Value: 3,678 Market: 89,460 Agricultural: 3,678 Common: 0 PRINTED 11/19/2025 BY SYS