COMM SE COR OF NW1/4 OF NW1/4, R
FOR POB, RUN NE 111.38 FT, SE 31
380.45 FT, N 123.87 FT, W 200 FT

COLUMBIA COUNTY, FLORIDA
P O BOX 1529, FIRESTATION #40 AT FAIRGROUN
LAKE CITY, FL 32056

**2026**

**01-4S-16-02676-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

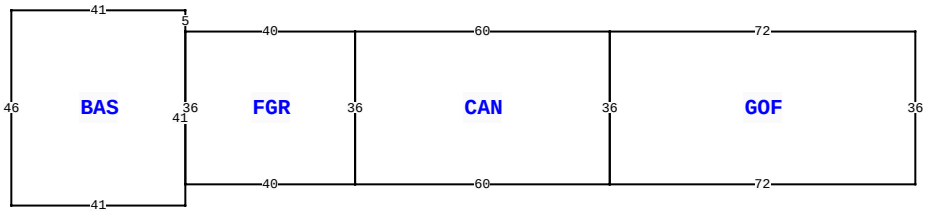
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 05 | ASPH TILE 40 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 12 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 0 100 |
| RMS | | 13 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 8600 | COUNTY IMP |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 1416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,886 | 100 | | 1,886 | 48,195 |
| CAN | 2,160 | 30 | | 648 | 16,559 |
| FGR | 1,440 | 60 | | 864 | 22,079 |
| GOF | 2,592 | 125 | | 3,240 | 82,795 |
| TOTALS | 8,078 | | | 6,638 | 169,627 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 04 | 6,638 | 112.0800 | 42.59 | 282,712 | 1991 | 1991 | 0 | 0 | 0 | 40.00 | 60.00 |

1 PREF M B A 0% - 0 Heated Area: 4478 HX Base Yr




509 SW BASCOM NORRIS DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 169,627 |
| TOTAL MARKET OB/XF VALUE | | 29,091 |
| TOTAL LAND VALUE - MARKET | | 101,060 |
| TOTAL MARKET VALUE | | 299,778 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 299,778 |
| TOTAL EXEMPTION VALUE | 03 | 299,778 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 299,778 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 299,778 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

GOF= W72 CAN= W60 FGR= W40 BAS= N5W41 S46 E41 N41$ S36 E40 N36$ S36 E60 N36$ S36 E72 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 25,191 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 12 | 20 | 240.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 12 | 20 | 240.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 4 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,091

| 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 | 8600 | C | COUNTY | 0 | | 00 | 0.00 | 0.00 | 1.63 | AC | | 1.00 | 1.00 | 1.00 | 62,000.00 | 62,000.00 | 101,060 | | | | | | | |

REVIEW DATE 08/21/2023 BY JB Total Acres: 1.63 Total Land Value: 101,060 Market: 0 Agricultural: 0 Common: 101,060 PRINTED 11/17/2025 BY SYS