ALL NW1/4 OF SW1/4 N & W OF SR-2

ORB 453-314, 456-034, 497-21, 68

LUKE DEBRA S BURNS
P O BOX 2274
LAKE CITY, FL 32056-2274

2026

01-4S-16-02678-030

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

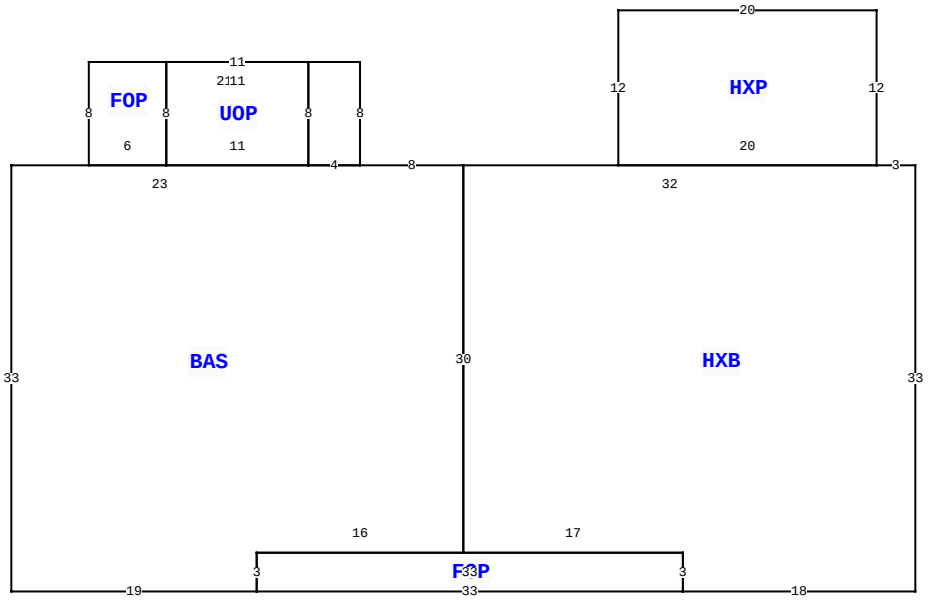
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	1,107	100		1,107	60,227
FOP	80	30		24	1,306
FOP	99	30		30	1,632
HXB	1,104	100		1,104	60,064
HXP	240	30		72	3,917
UOP	88	20		18	980
TOTALS	2,718			2,355	128,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,355	116.3760	98.92	232,957	1980	1980	0	0	0	45.00	55.00

1 DUPLEX 49.94% - 0 Heated Area: 2211 HX Base Yr



934 SW STATE ROAD 247 , 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		128,126
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		79,388
TOTAL MARKET VALUE		209,114
SOH/AGL Deduction		105,685
ASSESSED VALUE		103,429
TOTAL EXEMPTION VALUE	HX HB	17,237
BASE TAXABLE VALUE		86,192
TOTAL JUST VALUE		209,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0997/1456	10/06/2003	WD	Q	I	06	47,500
GRANTOR: ROBERT D BURNS						
GRANTEE: DEBRA S BURNS						
0000/0000	4/26/1992	PR	U	I	11	0
GRANTOR: DAVID BURNS ESTATE						
GRANTEE: ROB & DEBRA BURNS						

BUILDING NOTES

BUILDING DIMENSIONS

HXB= W3 HXP= N12 W20 S12 E20$ W32 BAS= W8 FOP= N8 W21 S8 E6 N8 E11 S8 E4$ W4 UOP= N8 W11 S8 E11$ W23 S33 E19 FOP= E33 N3 W33 S3$ N3 E16 N30$ S30 E17 S3E18 N33$.

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	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	0800	C	MULTI-FAM	100		00	0.00	0.00	28,314.00	SF		1.00	1.00	0.90	2.25	2.03	57,336							
2	0800	C	MULTI-FAM	0		00	0.00	0.00	10,890.00	SF		1.00	1.00	0.90	2.25	2.03	22,052							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.90 Total Land Value: 79,388 Market: 0 Agricultural: 0 Common: 79,388 PRINTED 11/19/2025 BY SYS