COMM SE COR OF N1/2 OF S1/2 OF N
RUN W 43.42 FOR POB, RUN N 219.9
FT, S 222.68 FT, E APPROX 311.08

TYLER GREGORY TODD
159 SW BRADSHAW GLN
LAKE CITY, FL 32024

2026

02-5S-16-03408-000

BUILDING CHARACTERISTICS

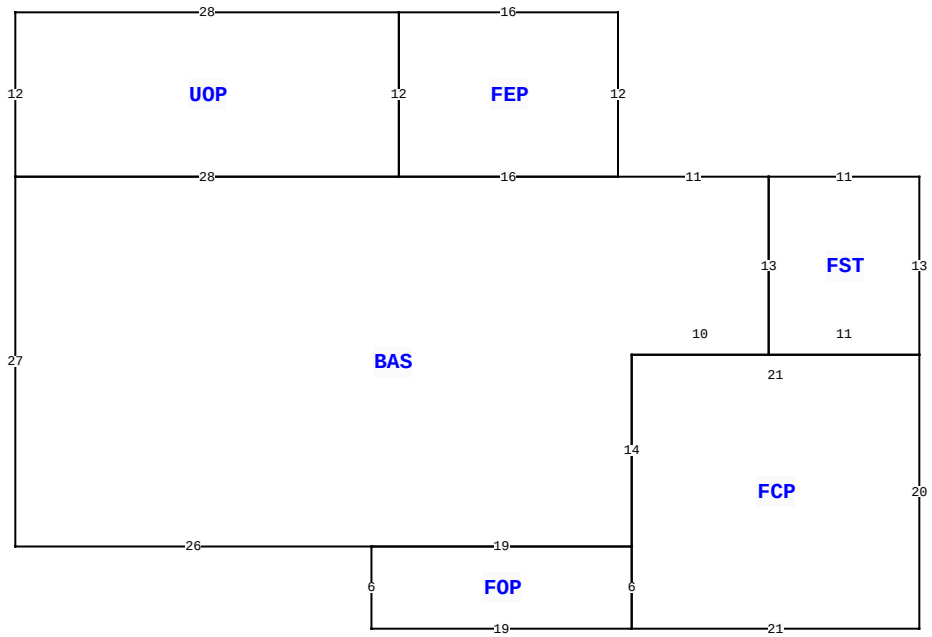
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	2516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100		1,345	117,499
FCP	420	25		105	9,173
FEP	192	80		154	13,454
FOP	114	30		34	2,971
FST	143	55		79	6,902
UOP	336	20		67	5,853
TOTALS	2,550			1,784	155,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	120.0000	134.40	239,770	1977	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1345 HX Base Yr



462 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2022 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	155,850
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13,366
TOTAL MARKET VALUE	169,216
SOH/AGL Deduction	0
ASSESSED VALUE	169,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,216
TOTAL JUST VALUE	169,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,614

XFOB:2:1: LEAN TO'S

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1090/2007	7/25/2006	WD	Q	I		140,000
GRANTOR: MOLINA						
GRANTEE: GREGORY TODD TYLER						
0679/0772	3/17/1989	WD	U	I		19,100
GRANTOR: SHERROD						
GRANTEE: MOLINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FEP= N12 W16 S12 E16$ W16 UOP= N12 W28 S12 E28$ W28 S27 E26 FOP= S6 E19 N6 W19$ E19 FCP= S6 E21 N20 W21 S14$ N14 E10 FST= E11 N13 W11 S13$ N13$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RSF-1	0.00	0.00	0.67	AC		1.00	1.00	1.33	15,000.00	19,950.00	13,366							

REVIEW DATE 09/09/2019 BY KR Total Acres: 0.67 Total Land Value: 13,366 Market: 0 Agricultural: 0 Common: 13,366 PRINTED 11/19/2025 BY SYS