BEG SW COR OF N1/2 OF NW1/4 OF S
RUN N 210 FT, E 243 FT, S 210 FT
POB

BIVINS BILLY J/BIVINS CONNIE L
323 SW CINDY GLN
LAKE CITY, FL 32024

2026

02-5S-16-03425-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

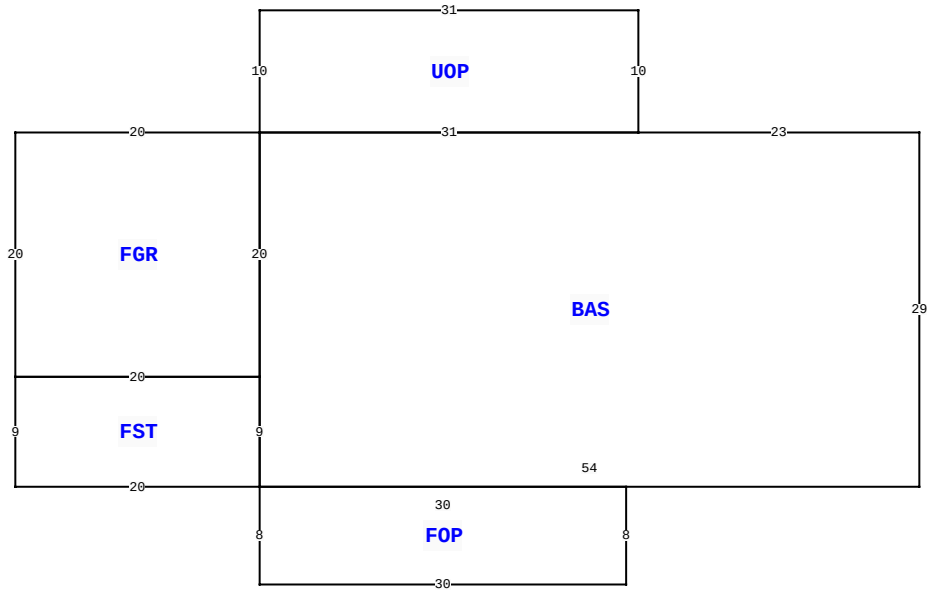
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
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	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	140,226
FGR	400	55		220	19,700
FOP	240	30		72	6,447
FST	180	55		99	8,865
UOP	310	20		62	5,552
TOTALS	2,696			2,019	180,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,019	122.9960	137.76	278,137	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1566 HX Base Yr 2006



323 SW CINDY GLN, 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		180,789
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		21,060
TOTAL MARKET VALUE		207,849
SOH/AGL Deduction		86,903
ASSESSED VALUE		120,946
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,224
TOTAL JUST VALUE		207,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1035/0659	1/07/2005	QC	Q	I	06	100
GRANTOR: SATTERFIELD						
GRANTEE: BIVINS						
0669/0748	12/09/1988	WD	Q	I		66,500
GRANTOR: DUNCAN ROBERT						
GRANTEE: SATTERFIELD EMMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UOP= N10 W31 S10 E31$ W31FGR= W20 S20 E20 N20$ S20 FST= W20 S9 E20 N9$ S9 FOP= S8 E30 N8 W30$ E54 N29$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	25	30	750.00	UT	4.40	4.40	100	0	0	3	100	3,300	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0100	C	SFR	100		A-1	0.00	0.00	1.17	AC		1.00	1.00	1.00	18,000.00	18,000.00	21,060							

REVIEW DATE 09/09/2019 BY KR Total Acres: 1.17 Total Land Value: 21,060 Market: 0 Agricultural: 0 Common: 21,060 PRINTED 11/19/2025 BY SYS