N1/2 OF LOT 2 & S 132.48 FT
OF LOT 3 & 4 BLOCK A THE OAKS
S/D. ORB 551-69, 765-1742

MUNRO LEE RUSSELL/MUNRO LESLIE DOYLE
266 SW FAUL CT
LAKE CITY, FL 32024

2025

02-5S-16-03427-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

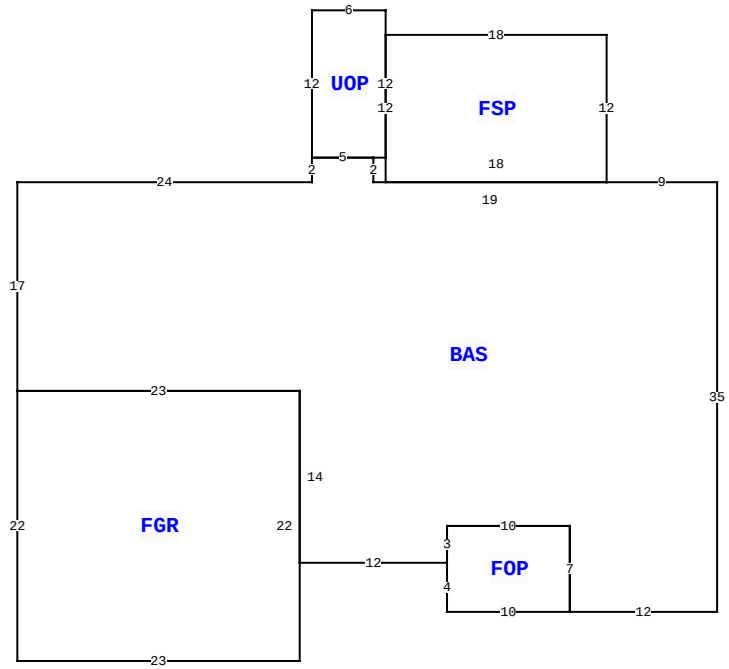
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,473	100		1,473	145,385
FGR	506	55		278	27,439
FOP	70	30		21	2,073
FSP	216	40		86	8,488
UOP	72	20		14	1,382
TOTALS	2,337			1,872	184,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,872	125.8884	141.00	263,952	1994	1994	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1995 Heated Area: 1473 HX Base Yr 1995



266 SW FAUL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		184,766
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		210,366
SOH/AGL Deduction		69,116
ASSESSED VALUE		141,250
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,528
TOTAL JUST VALUE		210,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,283

SALE:1:1: PART LOTS 3 & 4, BLK A, THE OAKS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7889	SFR	42,000	12/13/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0765/1742	10/02/1992	WD	Q	V		14,500
GRANTOR: A FRANK JONES						
GRANTEE: LEE RUSSELL MUNRO						
0551/0069	10/01/1984	WD	Q	V		10,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FSP= N12 W18 S12 E18$ W19 N2 UOP= E1 N12 W6 S12 E5$ W5 S2 W24 S17 FGR= S22 E23 N22 W23$ E23 S14 E12 FOP= S4 E10 N7 W10 S3$ N3 E10S7 E12 N35$.

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	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

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	0100	C	SFR	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	24,000							

REVIEW DATE 09/11/2019 BY KR Total Acres: 3.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/14/2025 BY SYS