COMM 180.01 FT E OF NW COR OF
SEC, RUN S 30.01 FT FOR POB,
RUN E 285.46 FT, S 155 FT, W

MCDOWELL VERNON/MCDOWELL HILLARY K
164 SW JOYCE GLEN
LAKE CITY, FL 32024

2026

03-5S-16-03457-034

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

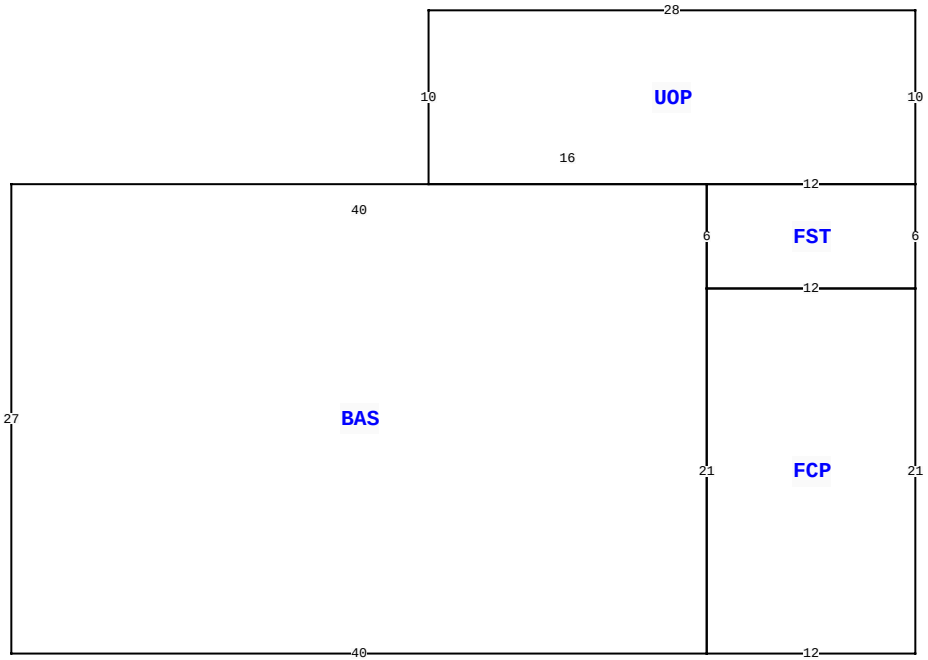
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	3516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	94,791
FCP	252	25		63	5,530
FST	72	55		40	3,511
UOP	280	20		56	4,915
TOTALS	1,684			1,239	108,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,239	120.5640	135.03	167,302	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1080 HX Base Yr 2010



164 SW JOYCE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,746
TOTAL MARKET OB/XF VALUE		4,960
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		135,706
SOH/AGL Deduction		55,312
ASSESSED VALUE		80,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,672
TOTAL JUST VALUE		135,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28065	REMODEL	0	09/09/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1182/2551	10/23/2009	QC	U	I	11	100
GRANTOR: VERNON MCDOWELL						
GRANTEE: VERNON & HILLARY K						
1178/2456	8/07/2009	WD	Q	I	01	90,000
GRANTOR: WILLIAM E MASON & DON						
GRANTEE: VERNON MCDOWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E40 FCP= E12 N21 W12 S21$ N21 FST= E12 N6 W12 S6$ N6$ UOP= E12 N10 W28 S10 E16$.

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	0	0	3	100	100	
2	0294	SHED WOOD/	0	100	30	50	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
3	0294	SHED WOOD/	0	100	14	30	420.00	UT	2.00	2.00	100	0	0	3	100	840	
4	0252	LEAN-TO W/	0	100	30	34	1,020.00	UT	2.00	2.00	50	1993	1993	3	50	1,020	

LAND DESCRIPTION

TOTAL OB/XF 4,960

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		00	285.00	155.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 10/09/2019 BY KR Total Acres: 1.01 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2025 BY SYS