

COMM SW COR OF NW1/4, RUN N ALON
FT, E 1260 FT FOR POB, CONT E 29
324.30 FT, W 371.22 FT, S 315.51

VAUGHN BRUCE ALLEN
162 NW IVY GLN
LAKE CITY, FL 32055

2026

05-3S-17-04843-017



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 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 03
NEIGHBORHOOD/LOC	5317.0100 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,344	100
FEP	252	80
FOP	72	30
TOTALS	1,668	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,568	108.4050	121.41	190,371	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM

100% - 0

Heated Area: 1344

HX Base Yr

18

14

14

18

FEP

33

15

28

28

21

27

BAS

12

6

6

12

FOP

BLD DATE

LGL 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
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1981	1981
2	0021	BARN, FR AE	0 100	0	0	1.00	UT	0.00	0.00	100	1989	1989
3	0070	CARPORT UF	0 100	12	33	1.00	UT	0.00	0.00	100	1993	1993
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010
7	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010
8	0130	CLFENCE 5	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015

162 NW IVY GLN, LAKE CITY												
TOTAL OB/XF 6,900												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		RSF/MH	0.00	0.00	2.45	AC		1.00

YEAR ACTUAL	Q	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
1981	3	100	1.00	9,000.00	9,000.00	22,050						

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1 3												
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										123,741		
TOTAL MARKET OB/XF VALUE										6,900		
TOTAL LAND VALUE - MARKET										22,050		
TOTAL MARKET VALUE										152,691		
SOH/AGL Deduction										70,936		
ASSESSED VALUE										81,755		
TOTAL EXEMPTION VALUE					HX HB					50,722		
BASE TAXABLE VALUE										31,033		
TOTAL JUST VALUE										152,691		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										152,691		