

W 275 FT OF N1/2 OF NW1/4 OF SW1
OF N1/2 OF SW1/4 AS LIES W OF US
AC DESC IN 580-325 & EX 2.27 AC

NEAL BRUCE D/NEAL LANETTE T
309 NW DELAR GLN
LAKE CITY, FL 32055

2026

05-3S-17-04846-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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 5317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,238	100		2,238	177,532
FGR	621	55		342	27,130
FOP	91	30		27	2,142
UDU	216	55		119	9,440
UEP	200	60		120	9,519

TOTALS 3,366 2,846 225,762

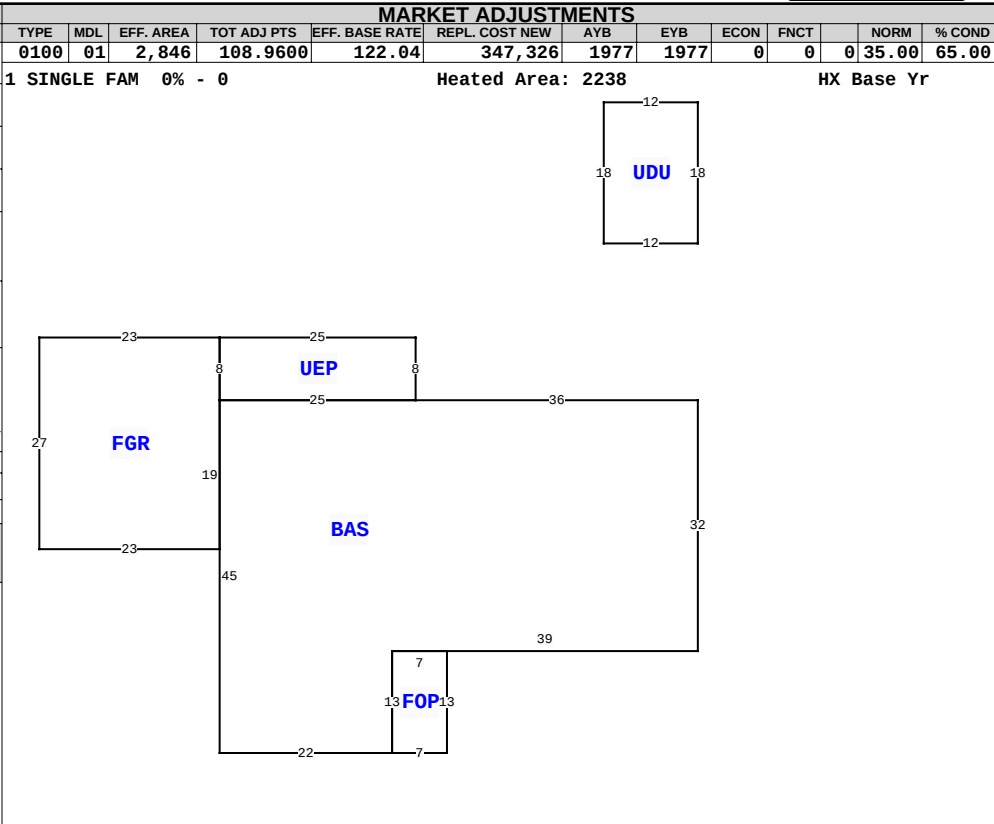
EXTRA FEATURES

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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
5	0030	BARN, MT	0	0	40	110	4,400.00	UT	9.00	9.00	100	2018	2018	3	100	39,600	
6	0030	BARN, MT	0	0	32	40	1,280.00	UT	9.00	9.00	100	2018	2018	3	100	11,520	
7	0040	BARN, POLE	0	0	24	96	960.00	UT	2.50	2.50	100	2018	2018	3	100	2,400	
8	0210	GARAGE U	0	0	40	60	2,400.00	UT	16.00	16.00	100	2021	2020	3	100	38,400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	96,000							

REVIEW DATE 10/12/2020 BY BC



309 NW DELAR GLN, LAKE CITY

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

04/09/2025 MLU

TOTAL OB/XF 98,620

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	96,000							

Total Acres: 16.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		225,762
TOTAL MARKET OB/XF VALUE		98,620
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		420,382
SOH/AGL Deduction		0
ASSESSED VALUE		420,382
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		420,382
TOTAL JUST VALUE		420,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40368	STORAGE	0	08/17/2020
36303	PUMP/UTPOL	50	02/08/2018
35815	PUMP/UTPOL	50	09/27/2017
13399	M H	125	12/10/1997

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1041/0434	3/15/2005	WD	Q	I		201,000

GRANTOR: WARREN L & DEBORAH H
GRANTEE: BRUCE D & LANETTE T
0928/1707 5/23/2001 WD Q V 03 76,000
GRANTOR: G BUSSCHER, PAUL & J
GRANTEE: WARREN L & DEBORAH

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1041/0434	3/15/2005	WD	Q	I		201,000

GRANTOR: WARREN L & DEBORAH H
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GRANTEE: WARREN L & DEBORAH

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W36 W25 S45 E22 N13 E39 N32 \$
FGR=[ORIG=-61,0] N8 W23 S27 E23 N19 \$
UDU=[ORIG=0,-20] N18 W12 S18 E12 \$
UEP=[ORIG=-36,0] N8 W25 S8 E25 \$
FOP=[ORIG=-39,45] E7 N13 W7 S13 \$.

REVIEW DATE	10/12/2020	BY	BC	Total Acres:	16.00	Total Land Value:	96,000	Market:	0	Agricultural:	0	Common:	96,000	PRINTED 11/17/2025 BY SYS
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