LOT 6 BLOCK 4 BARDIN TERRACE S/D
& BEG AT INTERS OF E R/W LINE OF
LINE OF LOT 9, RUN SE ALONG E LI

PEADEN TAYLEN C, D.O., PLLC
1111 SW MAIN BLVD
LAKE CITY, FL 32025

2026

05-4S-17-07641-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

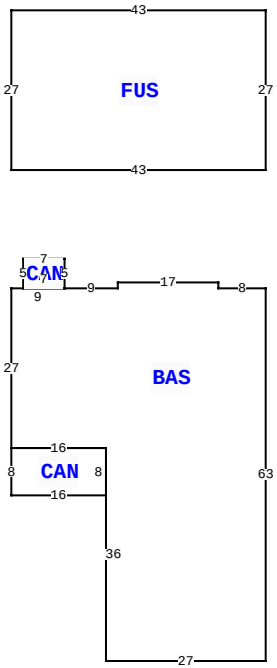
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		12 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,150	100		2,150	76,272
CAN	35	30		10	355
CAN	128	30		38	1,348
FUS	1,161	100		1,161	41,187
TOTALS	3,474			3,359	119,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	3,359	90.9584	70.95	238,321	1950	1986	0	0	0	50.00	50.00

1 OFFICE MED 0% - 2022 Heated Area: 3311 HX Base Yr



1111 SW MAIN BLVD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	119,160
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	58,684
TOTAL MARKET VALUE	180,644
SOH/AGL Deduction	0
ASSESSED VALUE	180,644
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,644
TOTAL JUST VALUE	180,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1538/2330	4/16/2025	WD	U	I	11	100
GRANTOR: PEADEN TAYLEN C						
GRANTEE: PEADEN TAYLEN C, D.						
1429/2613	2/05/2021	WD	Q	I	01	189,000
GRANTOR: GRAPER CHARLES E MD &						
GRANTEE: PEADEN TAYLEN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N1 W17 S1 W9 CAN= N5 W7 S5 E7$ W9 S27 CAN= S8 E16 N8 W16$ E16 S36 E27 N63$ PTR=N20 FUS= N27 W43S27 E43$ S20$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	1700	C	1STORY OFF	0		CG	55.00	150.00	13,041.00	SF		1.00	1.00	1.00	4.50	4.50	58,684							

REVIEW DATE 09/29/2016 BY DF Total Acres: 0.30 Total Land Value: 58,684 Market: 0 Agricultural: 0 Common: 58,684 PRINTED 11/17/2025 BY SYS