E1/2 OF NE1/4 OF NE1/4 & THE NOR
NW1/4 OF NW1/4 OF SECTION 05-4S-
CR-131, EX 386 FT OFF N SIDE.

FINLEY M DAVID/FINLEY COLLEEN E
268 SW FINLEY GLN
LAKE CITY, FL 32024

2026

06-5S-17-09126-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

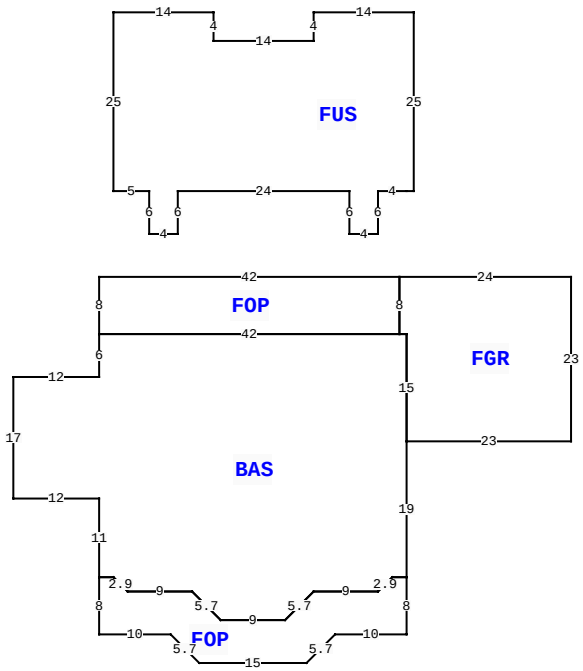
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	148,147
FGR	537	55		295	24,388
FOP	294	30		88	7,275
FOP	336	30		101	8,350
FUS	1,042	100		1,042	86,143
TOTALS	4,001			3,318	274,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,318	103.5960	116.03	384,988	2002	2002	0	0	0	28.75	71.25

3 SINGLE FAM 100% - 2003 Heated Area: 2834 HX Base Yr 2003



267 SW FINLEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		274,304
TOTAL MARKET OB/XF VALUE		17,105
TOTAL LAND VALUE - MARKET		113,796
TOTAL MARKET VALUE		405,205
SOH/AGL Deduction		134,057
ASSESSED VALUE		271,148
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,426
TOTAL JUST VALUE		405,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,017

LAND:1:1: JOINS 9119-001 TOTAL 20.43 AC

BLDG:1:1: TIFFANY MH

XFOB:1:1: TIFFANY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24785	M H	337	07/25/2006
19624	SFR	495	06/07/2002
18579	M H	125	08/03/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1262/0853	10/01/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (LULA						
GRANTEE: COLLEEN E FINLEY AS						
1245/2232	11/27/2012	WD	U	I	14	100
GRANTOR: M DAVID FINLEY & COLL						
GRANTEE: LULA P FRAHS(LIFE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 FOP= N8 W42 S8 E42$ W42 S6 W12 S17 E12 S11 FOP= S8 E10 D4 R4 E15 R4 U4 E10 N8 W2 L2 D2 W9 L4 D4 W9 U4 L4 W9 U2 L2 W2$ E2 R2 D2 E9 R4 D4 E9 U4 R4 E9 U2 R2 E2 N19 FGR= E23 N23 W24 S8 E1 S15 $ N15$ PTR= N20 FUS= E1 N25 W14 S4 W14 N4 W14 S25 E5 S6 E4 N6 E24 S6 E4 N6 E4$ 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	100	0	0	670.00	UT	1.50	1.50	100	2002	2002	3	100	1,005	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,105

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	18.82	AC		1.00	1.00	0.80	7,000.00	5,600.00	105,392							
2	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	0.80	7,000.00	5,600.00	2,800							
3	9400	C	RIGHTOFWAY	100		A-1	0.00	0.00	0.43	AC		1.00	1.00	1.00	10.00	10.00	4							
4	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.80	7,000.00	5,600.00	5,600							

REVIEW DATE 05/12/2017 BY JH Total Acres: 20.75 Total Land Value: 113,796 Market: 0 Agricultural: 0 Common: 113,796 PRINTED 11/07/2025 BY SYS