COMM NE COR OF NW1/4 OF NE1/4, R
226.37 FT TO S R/W LEE DAIRY RD
563.33 FT, E660 FT, N 525.97 FT

MURRAY HAROLD CARL/MURRAY SANDRA KAY
1322 SW DAIRY ST
LAKE CITY, FL 32024

2026

08-5S-16-03492-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

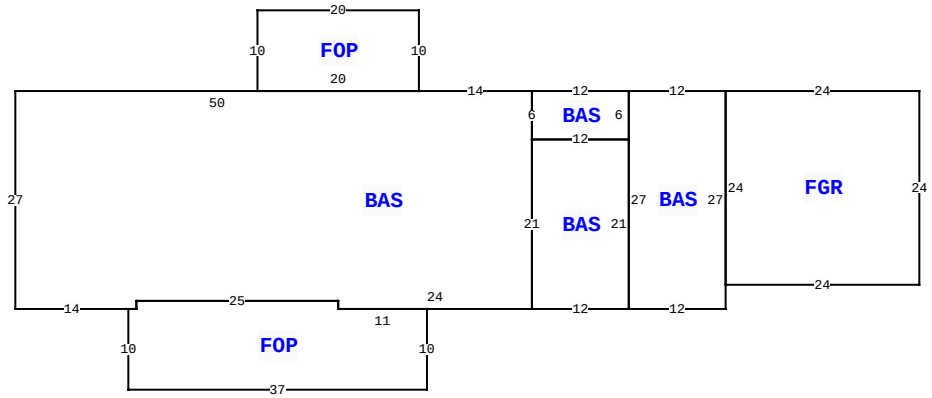
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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 02
NEIGHBORHOOD/LOC	8516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	6,436
BAS	252	100		252	22,528
BAS	324	100		324	28,964
BAS	1,703	100		1,703	152,239
FGR	576	55		317	28,338
FOP	200	30		60	5,364
FOP	395	30		118	10,549
TOTALS	3,522			2,846	254,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,846	122.7940	137.53	391,410	1960	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 2351 HX Base Yr



1322 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	254,416
TOTAL MARKET OB/XF VALUE	2,600
TOTAL LAND VALUE - MARKET	88,255
TOTAL MARKET VALUE	345,271
SOH/AGL Deduction	0
ASSESSED VALUE	345,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,271
TOTAL JUST VALUE	345,271
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/965	5/07/2021	WD	Q	I	01	280,000
GRANTOR: BRADY ROBERT E						
GRANTEE: MURRAY HAROLD CARL						
0882/1529	6/15/1999	WD	Q	I		80,000
GRANTOR: GOVREAU						
GRANTEE: BRADY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 W50 S27 E14 E1 N1 E25 S1 E24 N21 N6 $
FOP=[ORIG=-50,27] S10 E37 N10 W11 N1 W25 S1 W1 $
BAS=[ORIG=12,27] E12 N27 W12 S27 $
BAS=[ORIG=0,27] E12 N21 W12 S21 $
FOP=[ORIG=-14,0] N10 W20 S10 E20 $
BAS=[ORIG=0,6] E12 N6 W12 S6 $
FGR=[ORIG=24,0] E24 S24 W24 N24 $
.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0327	STABLES-SM	0	0	0	0	1.00	UT	0.00	0.00	100	2022			100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,600

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	0		A-1	0.00	0.00	9.29	AC		1.00	1.00	1.00	9,500.00	9,500.00	88,255							

REVIEW DATE 08/23/2019 BY BC Total Acres: 9.29 Total Land Value: 88,255 Market: 0 Agricultural: 0 Common: 88,255 PRINTED 11/21/2025 BY SYS