

GREENE BARRY AND ELISE TRUST
315 NE TRIPLE RUN RD
LAKE CITY, FL 32055

09-3S-17-04916-005



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																	
Exterior Wall	31	VINYL SID 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY														
Roof Structur	03	GABLE/HIP 100								0800	02	2,440	96.8150	58.09	141,740	1998	1998	0	0	0	60.00	40.00	STANDARD														
Roof Cover	03	COMP SHNGL 100								2 MOBILE HME 0% - 1997														Heated Area: 1968													
Interior Wall	05	DRYWALL 100																						HX Base Yr 1997													
Interior Floo	14	CARPET 90																																			
Interior Floo	08	SHT VINYL 10																																			
Air Condition	03	CENTRAL 100																																			
Heating Type	04	AIR DUCTED 100																																			
Bedrooms		3 100																																			
Bathrooms		2 100																																			
Stories	1.	1. 100																																			
Architectual	01	CONV 100																																			
Units	03	0 100																																			
Condition Adj	03	03 100																																			
Kitchen Adjus	01	01 100																																			
Quality	02	02																																			
DOR CODE	5000 IMPROVED AG																																				
MAP NUM											MKT AREA										03																
NEIGHBORHOOD/LOC	9317.00 1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	528	100		528	12,269																																
BAS	1,440	100		1,440	33,460																																
FSP	200	40		80	1,859																																
FSP	800	40		320	7,436																																
UOP	60	25		15	348																																
UOP	84	25		21	488																																
UST	80	45		36	836																																
TOTALS	3,192			2,440	56,696																																
EXTRA FEATURES					315 NE TRIPLE RUN RD, LAKE CITY										BLD DATE					LGL DATE					04/11/2025					MLU							
															XF DATE					LAND DATE																	
															INC DATE					AG DATE																	
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	0040	BARN, POLE	0	100	20	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000																					
2	0166	CONC, PAVMT	0	100	0	0	1,946.00	UT	1.50	1.50	100	1999	1999	3	100	2,919																					
3	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	2,400																					
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																					
5	0280	POOL R/CON	0	100	11	27	242.00	UT	70.00	70.00	100	1999	1999	3	40	6,776																					
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	2,000																					
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																					
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300																					
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200																					
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200																					
LAND DESCRIPTION										TOTAL OB/XF										27,795																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	75.78	AC		1.00	1.00	1.00	281.00	281.00	21,294																				
2	9910	M	MKT. VAL. AG	0		00	0.00	0.00	75.78	AC		1.00	1.00	1.00	3,500.00	3,500.00	265,230																				
3	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500																				
4	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500																				
REVIEW DATE	08/12/2015	BY	DF	Total Acres: 77.78			Total Land Value: 28,294			Market: 265,230			Agricultural: 21,294			Common: 7,000			PRINTED 11/07/2025 BY SYS																		

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