

BEG SW COR OF SEC RUN N 112 FT E
FT, W 325 FT TO POB. EX WEST 50
RD R/W. (AKA PART OF LOT 7 P D H

WARNER BARRON MATTHEW/MEEKINS KAYLEIGH JOLITA
595 SW UPCHURCH AVE
LAKE CITY, FL 32024

2026

10-4S-16-02860-010



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	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	06
NEIGHBORHOOD/LOC	10416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	128,363
FOP	64	30		19	2,258
FSP	216	40		86	10,221
FST	108	55		59	7,013
TOTALS	1,468			1,244	147,855

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0020	BARN, FR	0 100	32	30	960.00	UT	15.00	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSFMH	50.00	0.00	0.50
2	0000	C	VAC RES	100		*RSFMH	0.00	0.00	0.22

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,244	117.9120	132.06	164,283	1979	2015	0	0	0 10.00	90.00
1 SINGLE FAM 100% - 2025 Heated Area: 1080 HX Base Yr 2025											

595 SW UPCHURCH AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		147,855	
TOTAL MARKET OB/XF VALUE		11,800	
TOTAL LAND VALUE - MARKET		7,920	
TOTAL MARKET VALUE		167,575	
SOH/AGL Deduction		0	
ASSESSED VALUE		167,575	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		116,853	
TOTAL JUST VALUE		167,575	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,218	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046388	Roof Replacement	15,000	01/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/2525	4/04/2023	WD	Q	I	01	200,000
GRANTOR: COX CONNIE L						
GRANTEE: WARNER BARRON MATTH						
1302/2101	10/15/2015	WD	U	I	12	25,300
GRANTOR: LNV CORPORATION						
GRANTEE: CONNIE L COX						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W40 S27 E24 FOP= S4 E16N4 W16\$ E16 FST= E12 N9 W12 S9\$ N9 FSP= E12 N18 W12 S18\$ N18\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSFMH	50.00	0.00	0.50
2	0000	C	VAC RES	100		*RSFMH	0.00	0.00	0.22