N1/2 OF S1/2 OF SE1/4 OF SE1/4.
EX ADDN'L CO RD R/W TAKEN IN 122

ALBURY ESTON FRANCIS III/ALBURY JOSEPH DAVID
760 SW OLD WIRE RD
LAKE CITY, FL 32024

2026

11-5S-16-03583-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

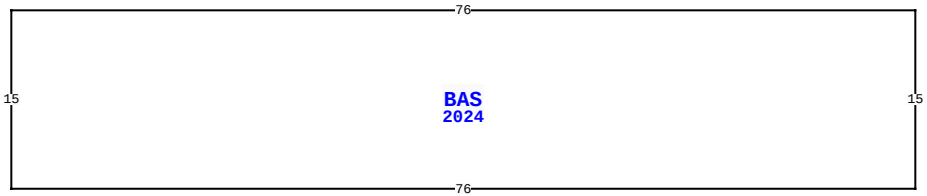
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2024	1,140	124,247
TOTALS	1,140			1,140	124,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	113.5000	112.36	128,090	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 33% - 2024 Heated Area: 1140 HX Base Yr 2024



760 SW OLD WIRE RD, 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		124,247
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		71,230
TOTAL MARKET VALUE		141,489
SOH/AGL Deduction		427
ASSESSED VALUE		141,062
TOTAL EXEMPTION VALUE	HX HB VX	30,000
BASE TAXABLE VALUE		111,062
TOTAL JUST VALUE		202,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048298	Mobile Home		10/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/2776	7/28/2023	WD	U	V	30	100

GRANTOR: ALBURY ESTON FRANCIS
GRANTEE: ALBURY ESTON FRANCI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,8] E76 S15 W76 N15 $
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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	9945	Well/Sept	0	33	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.90	AC		1.00	1.00	1.00	280.00	280.00	2,212							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	7.90	AC		1.00	1.00	1.00	8,000.00	8,000.00	63,200							
3	9630	C	SWAMP	33					0.75	AC		1.00	1.00	1.00	40.00	40.00	30							
4	0200	C	MBL HM	33					1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 11/15/2023 BY randall Total Acres: 9.65 Total Land Value: 10,242 Market: 63,200 Agricultural: 2,212 Common: 8,030 PRINTED 11/10/2025 BY SYS