

2.47 AC IN SW COR OF SW1/4 OF
SE1/4 & SE1/4 OF SW1/4, EX
2.47 AC IN NE COR & EX' 1 AC TO

COMBEST EDGAR JR TRUSTEE
638 SE MYRTIS RD
LAKE CITY, FL 32025

2026

11-5S-17-09204-001



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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
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
Architectual	05	CONV 100
Units	0	100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	11517.00	1.00/

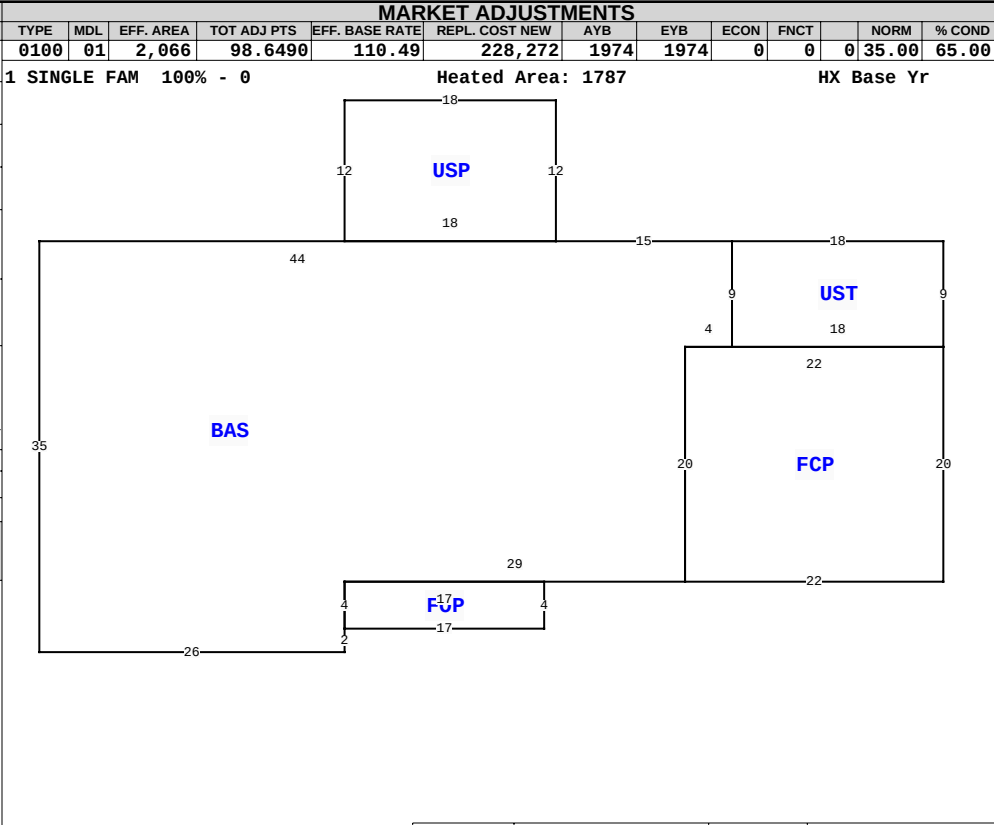
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,787	100		1,787	128,340
FCP	440	25		110	7,900
FOP	68	30		20	1,437
USP	216	35		76	5,458
UST	162	45		73	5,243

TOTALS	2,673			2,066	148,377
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
2	0210	GARAGE U	0	100	20	30	600.00	UT 4.30	4.30
3	0040	BARN,POLE	0	100	20	60	1,200.00	UT 0.75	0.75
4	0166	CONC,PAVMT	0	100	0	0	2,580.00	UT 0.70	0.70

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		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	0			0.00	0.00	78.00
3	9910	M	MKT.VAL.AG	0			0.00	0.00	78.00

REVIEW DATE	08/04/2017	BY	BC
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TOTAL OB/XF									
5,970									

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5,970									

Total Acres:	79.00	Total Land Value:	26,340	Market:	351,000	Agricultural:	21,840	Common:	4,500
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		148,377	
TOTAL MARKET OB/XF VALUE		5,970	
TOTAL LAND VALUE - MARKET		355,500	
TOTAL MARKET VALUE		180,687	
SOH/AGL Deduction		70,164	
ASSESSED VALUE		110,523	
TOTAL EXEMPTION VALUE		HX HB VX	
BASE TAXABLE VALUE		54,801	
TOTAL JUST VALUE		509,847	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		509,847	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1102/2530	11/14/2006	WD	Q	I	01	100	
GRANTOR: EDGAR COMBEST JR							
GRANTEE: EDGAR COMBEST JR TR							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS= W15 USP= N12 W18 S12 E18\$ W44 S35 E26 N2 FOP= E17N4 W17 S4\$ N4 E29 FCP= E22 N20 W22 S20\$ N20 E4 UST= E18 N9 W18 S9\$ N9\$.							
