COMM NW COR OF NE1/4 OF SW1/4,
E 77.94 FT, N 12.53 FT TO SW
COR OF CREEKSIDE S/D, E 676.51

**BAILEY DUSTIN RUDOLPH**
1760 NW 14TH AVE, APT K156
GAINESVILLE, FL 32605

**2026**

**12-4S-16-02940-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

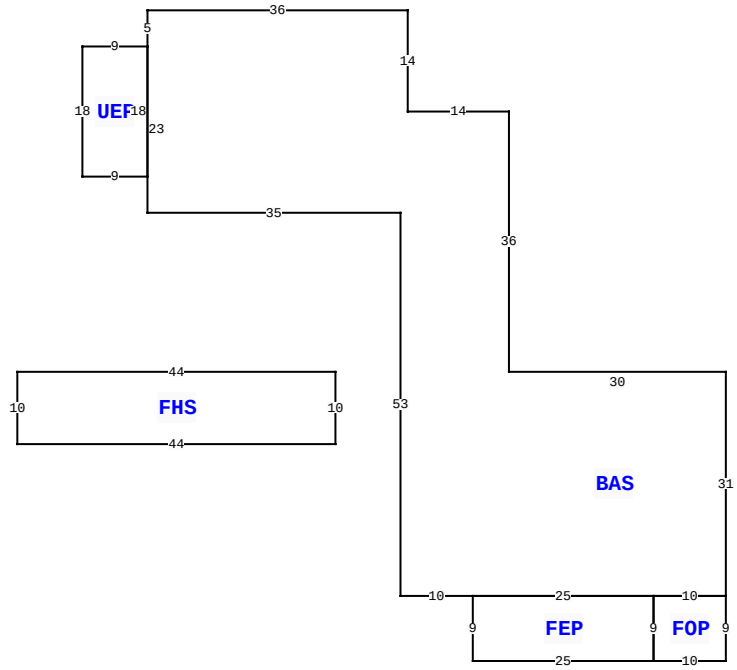
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 19 | COMMON BRK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | | N/A 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 12416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,929 | 100 | | 2,929 | 131,713 |
| FEP | 225 | 80 | | 180 | 8,094 |
| FHS | 440 | 60 | | 264 | 11,872 |
| FOP | 90 | 30 | | 27 | 1,214 |
| UEP | 162 | 60 | | 97 | 4,362 |
| TOTALS | 3,846 | | | 3,497 | 157,255 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,497 | 89.2206 | 99.93 | 349,455 | 1950 | 1950 | 0 | 0 | 20 | 35.00 | 45.00 |

1 SINGLE FAM 0% - 0 Heated Area: 3369 HX Base Yr




2240 SW SISTERS WELCOME RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 157,255 |
| TOTAL MARKET OB/XF VALUE | 8,440 |
| TOTAL LAND VALUE - MARKET | 72,000 |
| TOTAL MARKET VALUE | 177,431 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 177,431 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 177,431 |
| TOTAL JUST VALUE | 237,695 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 237,695 |

XFOB:1:1: SHED IS ATTACHED TO UGR

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16545 | SFR | 285 | 01/28/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1354/0393 | 2/22/2018 | WD | U | I | 11 | 100 |
| GRANTOR: LOID RUSSELL BAILEY & | | | | | | |
| GRANTEE: DUSTIN RUDOLPH BAIL | | | | | | |
| 0626/0521 | 5/20/1987 | WD | Q | V | 01 | 90 |
| GRANTOR: JACK R HERNDON SR & E | | | | | | |
| GRANTEE: LOID RUSSELL BAILEY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 N36 W14 N14 W36 S5 UEP= W9 S18 E9 N18$ S23 E35 S53 E10 FEP= S9 E25 N9W25$ E25 FOP= S9 E10 N9 W10$ E10 N31$ PTR= W54 FHS= W44 S10 E44 N 10$ E54$.

## 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 | 1,920.00 | 1,920.00 | 50 | 0 | 0 | 3 | 50 | 960 | |
| 2 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1994 | 1994 | 3 | 100 | 2,000 | |
| 3 | 0060 | CARPORT F | 0 | 0 | 20 | 46 | 920.00 | UT | 3.00 | 3.00 | 50 | 1993 | 1993 | 3 | 50 | 1,380 | |
| 4 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 5 | 0297 | SHED CONCR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 400 | |
| 6 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |
| 7 | 0297 | SHED CONCR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 2,500 | |
| 8 | 0285 | SALVAGE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,440

| 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 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 10,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | | 0.00 | 0.00 | 6.20 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,736 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 6.20 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 62,000 | | | | | | | |

REVIEW DATE 10/13/2023 BY JB Total Acres: 7.20 Total Land Value: 11,736 Market: 62,000 Agricultural: 1,736 Common: 10,000 PRINTED 11/06/2025 BY SYS