

E1/2 OF LOT 85 HI-DRI ACRES UNIT
591-531, 691-17, 698-605, 739-65

COMBS JENNIFER/EVANS CURTIS
660 SW GULL ROAD
LAKE CITY, FL 32024

2026

15-5S-16-03626-156



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

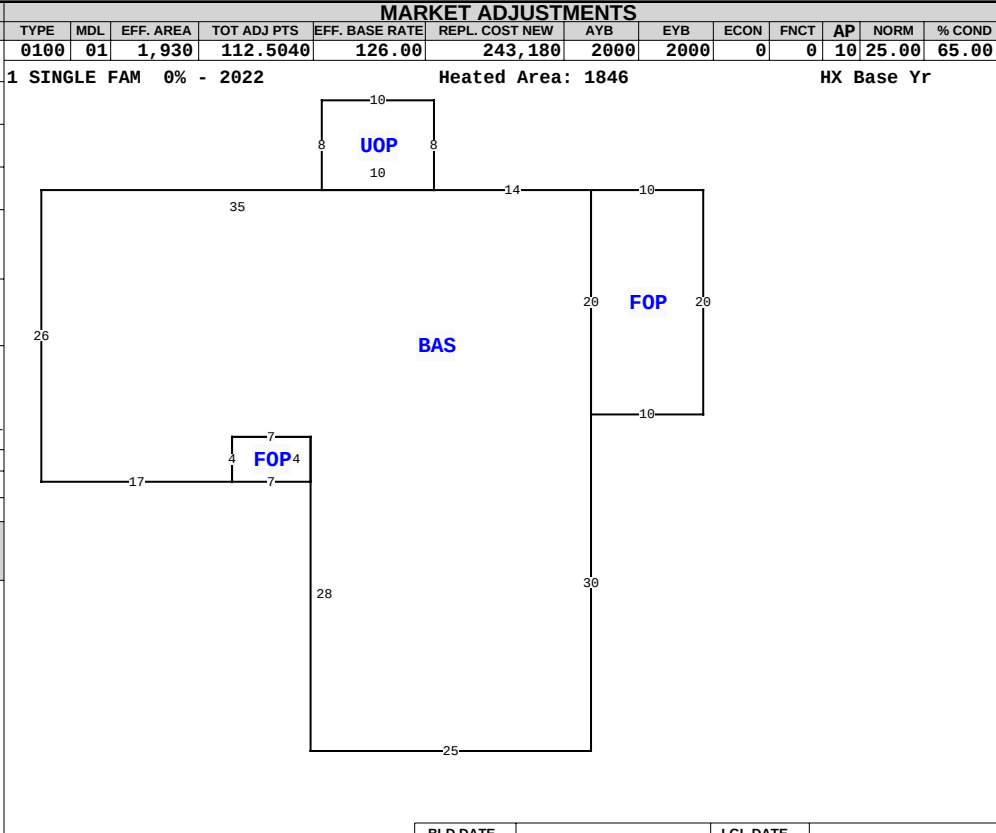
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100		1,846	151,187
FOP	28	30		8	655
FOP	200	30		60	4,914
UOP	80	20		16	1,310

TOTALS	2,154			1,930	158,067
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0			0.00	0.00	1.09



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0			0.00	0.00	1.09

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0			0.00	0.00	1.09

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			158,067
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			15,260
TOTAL MARKET VALUE			174,527
SOH/AGL Deduction			0
ASSESSED VALUE			174,527
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			174,527
TOTAL JUST VALUE			174,527
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			176,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044462	Roof Replacement	13,904	05/17/2022
16964	SFR	310	05/15/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1438/841	5/17/2021	WD	Q	I	01	147,300	
GRANTOR: FRAME RANDY L							
GRANTEE: COMBS JENNIFER							
1359/0756	5/04/2018	WD	Q	I	01	150,000	
GRANTOR: CHAD & MARY SPIN							
GRANTEE: RANDY L & TASHAUNA							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W14 UOP= N8 W10 S8 E10\$ W35 S26 E17 FOP= E7 N4 W7 S4\$ N4 E7 S28 E25 N30 FOP= E10 N20 W10 S20\$ N20\$.									