

LOT 4 FOREST COUNTRY PHASE 1.
818-214, WD 1006-263, WD 1013--2

VAUGHN PEGGY E
483 SW LONG LEAF DR
LAKE CITY, FL 32024

2026

16-4S-16-03048-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06

NEIGHBORHOOD/LOC	16416.020	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100		1,932	207,193
FGR	596	55		328	35,176
FOP	24	30		7	751
FOP	64	30		19	2,037
FOP	384	30	2023	115	12,333

TOTALS	3,000			2,401	257,489
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	0	2,016.00	UT 2.00
2	0120	CLFENCE 4	0	100	0	0	0	250.00	UT 7.50
3	0169	FENCE/WOOD	0	100	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	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,401	121.2057	135.75	325,936	2004	2004	0	0	0	21.00	79.00
1 SINGLE FAM 100% - 2023 Heated Area: 1932 HX Base Yr 2023												

483 SW LONG LEAF DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0166	CONC, PAVMT	0	100	0	0	0	2,016.00	UT 2.00	100	2004	2004	3	100	4,032	
2	0120	CLFENCE 4	0	100	0	0	0	250.00	UT 7.50	100	2007	2007	3	100	1,875	
3	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	100	2014	2014	3	100	800	

TOTAL OB/XF										6,707						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00

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VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		257,489	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		299,196	
SOH/AGL Deduction		ASSESSED VALUE		124,753	
TOTAL EXEMPTION VALUE		HX HB WX		55,722	
BASE TAXABLE VALUE		TOTAL JUST VALUE		299,196	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				302,456	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054293	Roof Replacement	26,308	10/21/2025
21684	SFR	535	04/02/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/1236	7/15/2022	WD	Q	I	01	305,000
GRANTOR: PAPHIDES HOLLY L						
GRANTEE: VAUGHN MICHAEL D						
1340/0290	6/24/2017	WD	Q	I	01	212,500
GRANTOR: ANDREW & SAVANNAH LNA						
GRANTEE: HOLLY L PAPHIDES						

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[ORIG=0,0] W14 S4 W16 N4 W2 U2L2 W6 D2L2 W14 S33 E22 S4 E14 N3 E6 S4 E14 N38 \$																
FGR=[ORIG=-56,33] S28 E12 N2 E10 N26 W22 \$																
FOP=[ORIG=-14,0] W16 S4 E16 N4 \$																
FOP=[ORIG=-20,37] S1 E6 N4 W6 S3 \$																
FOP=[YR=2023;ORIG=-30,-16] S16 E24 N16 W24 \$																