

CONROY BRIAN
167 SE FINDERS PL
LAKE CITY, FL 32025

17-4S-17-08434-000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03CONC BLOCK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Architectural UnitsCondition Adj Kitchen AdjusQualityDOR CODEMAP NUMNEIGHBORHOOD/LOCAREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBASFCPPFPFSTFST

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100012,575111.3600124.72321,1541965196500035.0065.00

1 SINGLE FAM 100% - 0Heated Area: 1793HX Base Yr

The diagram shows four adjacent lots labeled BAS, FCP, FST, and FSP. Lot dimensions are provided in feet along all boundaries. The total area for all lots combined is 1793 square feet.

COLUMBIA COUNTY PROPERTY

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VALUATION BY STANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE208,750

TOTAL MARKET OB/XF VALUE1,350

TOTAL LAND VALUE - MARKET25,000

TOTAL MARKET VALUE235,100

SOH/AGL Deduction123,141

ASSESSED VALUE111,959

TOTAL EXEMPTION VALUE HX HB WX55,722

BASE TAXABLE VALUE56,237

TOTAL JUST VALUE235,100

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE235,100

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

1481/37412/12/2022LEUII14100

GRANTOR: CONROY SHARON (ENH LI)

GRANTEE: CONROY BRIAN (RMDR)

0934/01968/27/2001WDQII03100

GRANTOR: THERA KIRBY & DONALD

GRANTEE: JOHN & SHARON CONRO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S35 E30 FOP= E4 N3W4 S3\$ N3 E4 S3 E12 S8 E15 N33FST= N10 FCP= N21 FST= N40 W21 S40 E21\$ W21 S21 E21\$ W17 S10 E17\$ W17 FSP= N10 W28 S10 E28\$ W28 N10\$.

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

19910RV SITE/RE0100001.00UT2,000.002,000.001000031001,150

20169FENCE/WOOD0100001.00UT0.000.00100201320133100200

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSNUNIT DPTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR100000.000.002.50AC1.001.001.0010,000.0010,000.0025,000

REVIEW DATE05/04/2017BYBCTotal Acres: 2.50Total Land Value: 25,000Market: 0Agricultural: 0Common: 25,000PRINTED 11/18/2025 BY SYS