

LYONS MATHEWS S/LYONS DARLA J
3485 NEFF LAKE RD
BROOKSVILLE, FL 34602-9122

19-7S-16-04249-000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall06BD/BATTEN 100

Roof Structur03GABLE/HIP 100

Roof Cover01MINIMUM 100

Interior Wall04PLYWOOD 70

Interior Wall05DRYWALL 30

Interior Floop14CARPET 100

Air Condition02WINDOW 100

Heating Type02CONVECTION 100

Bedrooms2. 100

Bathrooms2 100

Frame01NONE 100

StoriesArchitectural052. CONV 100

Units0 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC19716.0101.00/

AREATOTALPCTYEARTOT SUBSUBAREA
TYPE GROSS OF BASE ADJ MARKET
AREA AREAValue Value

BAS84100846,671

BAS74810074859,403

UOP11220221,747

UOP12020241,906

UOP25220503,971

USP320351128,894

UST16045725,718

TOTALS1,7961,11288,310

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0300011,112108.4923132.36147,1841960196000040.0060.00

1 SFR PILING 0% - 0Heated Area: 832HX Base Yr

Floor plan diagram showing various rooms and their dimensions. The plan includes a large central area labeled 'BAS' (Bathroom) and several smaller areas labeled 'UOP' (Unoccupied Office), 'USP' (Unoccupied Suite), and 'UST' (Unoccupied Terrace). Dimensions are provided for each room and overall building measurements.

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE88,310

TOTAL MARKET OB/XF VALUE2,662

TOTAL LAND VALUE - MARKET67,500

TOTAL MARKET VALUE158,472

SOH/AGL Deduction16,479

ASSESSED VALUE141,993

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE141,993

TOTAL JUST VALUE158,472

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE158,472

LAND:1:1: 0.31 AC

SALE:2:1: DOT CHECKED - NO REASON FOR INFLATED SAL

SALE:1:1: NO REASON FOR SELLING PRICE CHECKED

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORDTypeQ / V RSN SALE
NumberINSTCDPRICE

0925/04464/24/2001WDQI1259,000

GRANTOR: ROBERT & LINDA TOMPKI

GRANTEE: MATHEW & DARLA LYON

0716/04714/17/1990WDUI1247,000

GRANTOR: WILLIAM BLACKWELL

GRANTEE: ROBERT TOMPKINS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S20 BAS= S8 E12 N6 W6 N2 W6\$ E6 S2 E6 S6 E4N4 E4
UOP= S8 E22 N4 W14 N4W8\$ E12 N10 UOP= E8 N14 W8 S14\$ N14\$
PTR=E60 USP= W20 UOP= W12 S20 E6S2 E6 N22\$ S16 UST= S8 E20 N8
W20\$ E20 N16\$ W60\$.

EXTRA FEATURES

270 SW MERIDIAN CT, FORT WHITE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

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

10190FPLC PF00001.00UT1,200.001,200.001000031001,200

20084DOCK-RIVER001418252.00UT14.5014.50100198019803401,462

TOTAL OB/XF2,662

LAND DESCRIPTIONTOTAL OB/XF2,662

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR0A-10.000.0090.00FF1.001.001.00750.00750.0067,500

REVIEW DATE06/11/2001BYJS

Total Acres: 0.31Total Land Value: 67,500Market: 0Agricultural: 0Common: 67,500PRINTED 11/18/2025 BY SYS