BEG NW COR OF SEC, RUN E 1321.61
W 697.87 FT, W 1215.72 FT, N 687
EX 10.01 AC DESC IN QC 1543-873.

FARLEY JOSEPH/FARLEY EMILY
1059 SE PRESS RUTH DR
LAKE CITY, FL 32025

2026

23-4S-17-08710-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

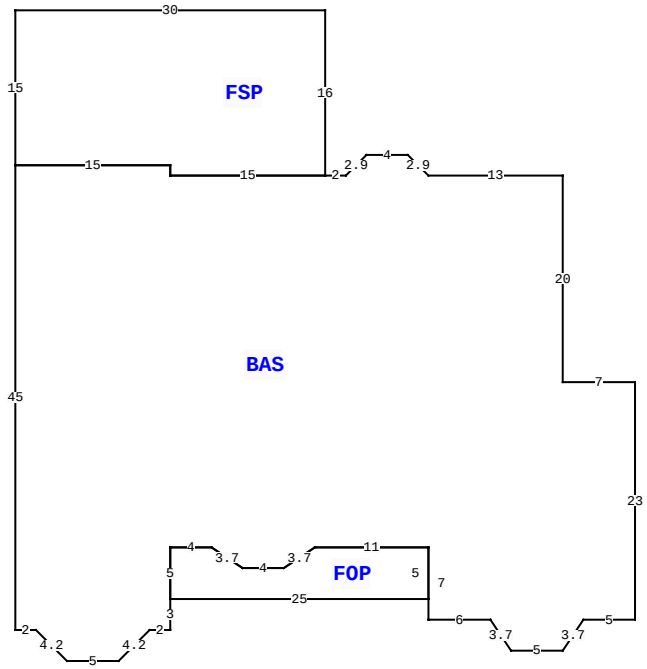
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 02
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100		2,366	301,864
FOP	111	30		33	4,210
FSP	465	40		186	23,730
TOTALS	2,942			2,585	329,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,585	126.5670	141.76	366,450	1997	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2014 Heated Area: 2366 HX Base Yr 2014



1059 SE PRESS RUTH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		350,840
TOTAL MARKET OB/XF VALUE		23,357
TOTAL LAND VALUE - MARKET		71,330
TOTAL MARKET VALUE		445,527
SOH/AGL Deduction		216,888
ASSESSED VALUE		228,639
TOTAL EXEMPTION VALUE	HX HB 13	228,639
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		445,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31073	MAINT/ALTR	55	05/22/2013
14037	POOL	0	05/21/1998
11657	STORAGE	110	09/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/862	4/07/2025	WD	Q	I	01	635,000
GRANTOR: KENDRICK GREGORY D						
GRANTEE: FARLEY JOSEPH						
1248/2045	1/30/2013	WD	Q	I	01	220,000
GRANTOR: SONYA G SUHL						
GRANTEE: GREGORY D & GLORIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 U2 L2 W4 L2 D2 W2 FSP= N16 W30 S15 E15 S1 E15$ W15 N1 W15 S45 E2 D3 R3 E5 R3 U3 E2 N3 FOP= E25 N5 W11 D2 L3 W4 L3 U2 W4 S5$ N5 E4 D2 R3 E4 R3 U2 E11 S7 E6 D3 R2 E5 R2 U3 E5 N23 W7 N20$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	
2	0166	CONC,PAVMT	0	100	25	30	750.00	UT	1.50	1.50	100	1997	1997	3	100	1,125	
3	0280	POOL R/CON	0	100	18	36	648.00	UT	70.00	70.00	100	1998	1998	3	40	18,144	
4	0166	CONC,PAVMT	0	100	0	0	792.00	UT	1.50	1.50	100	1998	1998	3	100	1,188	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 23,357

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	9.19	AC		1.00	1.00	1.00	7,000.00	7,000.00	64,330							

REVIEW DATE 06/27/2025 BY TP Total Acres: 10.19 Total Land Value: 71,330 Market: 0 Agricultural: 0 Common: 71,330 PRINTED 11/18/2025 BY SYS

BEG NW COR OF SEC, RUN E 1321.61
W 697.87 FT, W 1215.72 FT, N 687
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LAKE CITY, FL 32025

2026

23-4S-17-08710-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

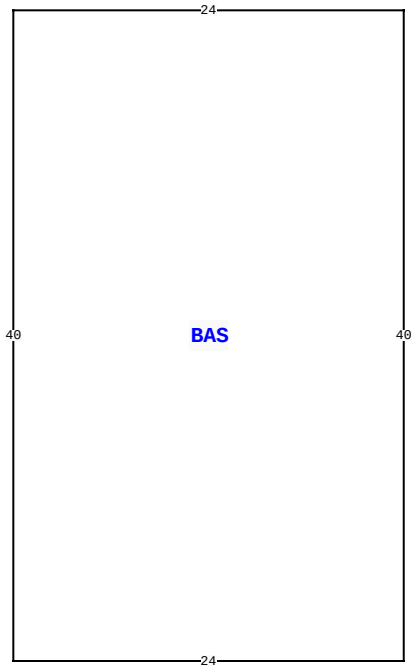
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	21,035
TOTALS	960			960	21,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	960	96.0960	36.52	35,059	1997	1997	0	0	0	40.00	60.00

2 PREF M B A 100% - 2014 Heated Area: 960 HX Base Yr 2014



1059 SE PRESS RUTH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
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TOTAL EXEMPTION VALUE	HX HB 13	228,639
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NCON VALUE		0
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PREVIOUS YEAR MKT VALUE		450,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: SONYA G SUHL						
GRANTEE: GREGORY D & GLORIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S40 E24 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/27/2025 BY TP Total Acres: 10.19 Total Land Value: 71,330 Market: 0 Agricultural: 0 Common: 71,330 PRINTED 11/18/2025 BY SYS