COMM NE COR OF NW1/4 OF NW1/4,
RUN S 864.52 FT FOR POB, CONT
S 277.70 FT, W 1561.17 FT TO

ASMUS RYAN D/ASMUS HEATHER S
547 SE GILES MARTIN AVE
LAKE CITY, FL 32024

2026

24-6S-17-09767-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

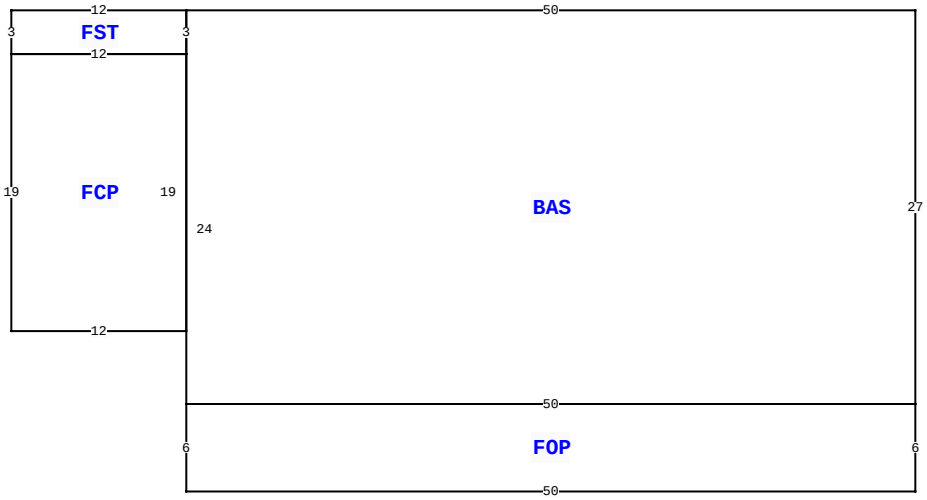
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	138,005
FCP	228	25		57	5,827
FOP	300	30		90	9,200
FST	36	55		20	2,045
TOTALS	1,914			1,517	155,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,517	115.5330	129.40	196,300	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1350 HX Base Yr 2005



547 SE GILES MARTIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		155,077
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		160,360
TOTAL MARKET VALUE		174,193
SOH/AGL Deduction		45,828
ASSESSED VALUE		128,365
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,643
TOTAL JUST VALUE		316,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054324	Roof Replacement	12,500	10/27/2025
21907	SFR	409	05/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/1326	5/17/2018	WD	Q	V	03	40,000
GRANTOR: BETTY ANN MEANS & ETA						
GRANTEE: RYAN D & HEATHER S						
1356/1858	3/26/2018	TR	U	V	11	100
GRANTOR: JEFFREY ALAN MEANS AS						
GRANTEE: GREGORY DAVID MEANS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 FST= W12 S3 E12 N3$ S3 FCP= W12 S19 E12 N19 $ S24
FOP= S6 E50 N6 W50$ E50 N27$.

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	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	2004	2004	3	100	900	
2	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	1.09	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,360							
2	5500	A	TIMBER 2	0			0.00	0.00	35.00	AC		1.00	1.00	0.80	445.00	356.00	12,460							
3	6200	A	PASTURE 3	0			0.00	0.00	4.00	AC		1.00	1.00	0.80	280.00	224.00	896							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	39.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	156,000							

REVIEW DATE 10/27/2017 BY BC Total Acres: 40.09 Total Land Value: 17,716 Market: 156,000 Agricultural: 13,356 Common: 4,360 PRINTED 11/17/2025 BY SYS