

COMM SW COR, RUN E 420 FT, N 28
CONT N 200 FT, W 90 FT TO E R/W
ALONG R/W 200 FT, E 9.50 FT TO P

CHURCH A WAYNE
190 SW IRIS CT
LAKE CITY, FL 32024-4474

2026

27-3S-17-05589-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	27317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100		1,014	52,234
USP	90	35		32	1,648
TOTALS	1,104			1,046	53,882

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
1	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	0100	C	SFR	0			0.00	0.00	0.98	AC		1.00	1.00	1.00

REVIEW DATE 09/08/2015 BY DF

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,046	70.7616	79.25	82,896	1973	1973	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 2021 Heated Area: 1014 HX Base Yr												
BAS USP												
2179 NE BASCOM NORRIS DR, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/29/2025 MLU												

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

TOTAL OB/XF														
200														

Total Acres: 0.98 Total Land Value: 10,780 Market: 0 Agricultural: 0 Common: 10,780

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		53,882	
TOTAL MARKET OB/XF VALUE		200	
TOTAL LAND VALUE - MARKET		10,780	
TOTAL MARKET VALUE		64,862	
SOH/AGL Deduction		0	
ASSESSED VALUE		64,862	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		64,862	
TOTAL JUST VALUE		64,862	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		64,862	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1286/2148	12/22/2014	LE U	I	14		100	
GRANTOR: A WAYNE CHURCH							
GRANTEE: A WAYNE CHURCH (RES							

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W46 S24 E40 USP= E6 N15 W6 S15\$ N15 E6 N9\$.														

PRINTED 10/22/2025 BY SYS