COMM SW COR OF SW1/4 OF SW1/4, R
POB, RUN E 292.53 FT, N 280 FT,
280 FT TO POB.

TAYLOR JAMES N/TAYLOR CYNTHIA
549 SW PRECISION LOOP
LAKE CITY, FL 32024

2026

27-4S-16-03215-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 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 01

NEIGHBORHOOD/LOC 27416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,402	100		2,402	205,124
UOP	825	20		165	14,091
TOTALS	3,227			2,567	219,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,567	117.3060	131.38	337,252	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2402 HX Base Yr 2022

Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.

549 SW PRECISION LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,214
TOTAL MARKET OB/XF VALUE		11,878
TOTAL LAND VALUE - MARKET		33,840
TOTAL MARKET VALUE		264,932
SOH/AGL Deduction		33,104
ASSESSED VALUE		231,828
TOTAL EXEMPTION VALUE	13 HX HB	231,828
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		264,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054215	Roof Replacement	39,525	10/08/2025
000049587	Remodel	41,567	04/10/2024
31461	MAINT/ALTR	40	09/18/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/1993	3/12/2021	WD	Q	I	05	249,900
GRANTOR: WINGATE WAYNE						
GRANTEE: TAYLOR JAMES N						
0839/1286	4/29/1997	WD	Q	I	03	0
GRANTOR: MARK LEONARD						
GRANTEE: DEBORAH LEONARD						

BUILDING NOTES

BUILDING DIMENSIONS

NULL

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	0021	BARN,FR AE	0	100	20	40	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0210	GARAGE U	0	100	22	31	682.00	UT	4.00	4.00	100	1993	1993	3	100	2,728	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
9	0070	CARPORT UF	0	100	20	35	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 11,878

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	280.00	293.00	1.88	AC		1.00	1.00	1.00	18,000.00	18,000.00	33,840							

REVIEW DATE 10/14/2025 BY chuck Total Acres: 1.88 Total Land Value: 33,840 Market: 0 Agricultural: 0 Common: 33,840 PRINTED 11/18/2025 BY SYS