COMM SW COR OF SW1/4, RUN N 20 F RD, RUN E 146.27 FT FOR POB, RUN 146.26 FT, S 300 FT, W 146.26 FT

WEBB VUNDALE/WEBB MICHELE
615 SW PRECISION LOOP
LAKE CITY, FL 32024

2026

27-4S-16-03215-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

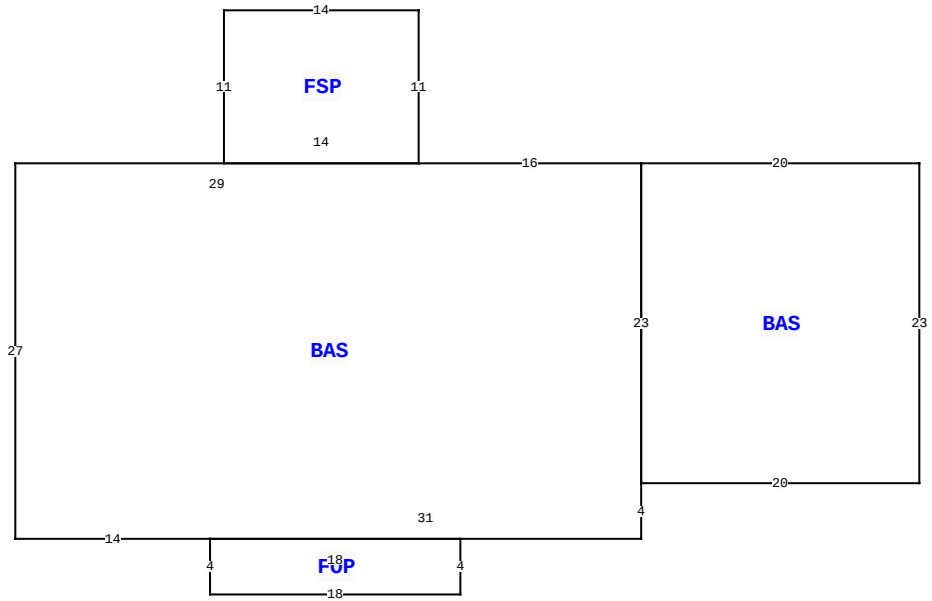
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
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	460	100		460	41,522
BAS	1,215	100		1,215	109,673
FOP	72	30		22	1,986
FSP	154	40		62	5,597
TOTALS	1,901			1,759	158,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,759	116.8000	130.82	230,112	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2023 Heated Area: 1675 HX Base Yr 2023



615 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		158,777
TOTAL MARKET OB/XF VALUE		2,268
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		179,045
SOH/AGL Deduction		3,420
ASSESSED VALUE		175,625
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,903
TOTAL JUST VALUE		179,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045696	Roof Replacement	6,750	10/17/2022
8162	SFR	35,000	03/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/2031	12/21/2022	WD	Q	I	01	227,000
GRANTOR: BEAMSLEY JAMES (INDIV						
GRANTEE: WEBB VUNDALE						
1138/1367	11/16/2007	QC	Q	I	01	100
GRANTOR: BEAMSLEY						
GRANTEE: JAMES & SUSAN BEAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N11 W14 S11 E14$ W29 S27 E14 FOP= S4 E18 N4 W18$ E31 N4 BAS= E20 N23 W20 S23$ N23$.

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	0166	CONC,PAVMT	0	100	0	0	1,266.00	UT	1.50	1.50	75	0	0	3	75	1,424	
2	0120	CLFENCE 4	0	100	0	0	250.00	UT	4.50	4.50	75	1994	1994	3	75	844	

LAND DESCRIPTION

TOTAL OB/XF 2,268

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	146.00	300.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/26/2023 BY ME Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/19/2025 BY SYS