BEG AT NE COR OF SE1/4 OF NE 1/4
FT, SW 669.46 FT TO N R/W OF C R
NW ALONG R/W 113.69 FT, CONT NW

SHORT ANDY JAY
269 SE COUNTY ROAD 349
LAKE CITY, FL 32025

2025

27-5S-17-09418-101

BUILDING CHARACTERISTICS

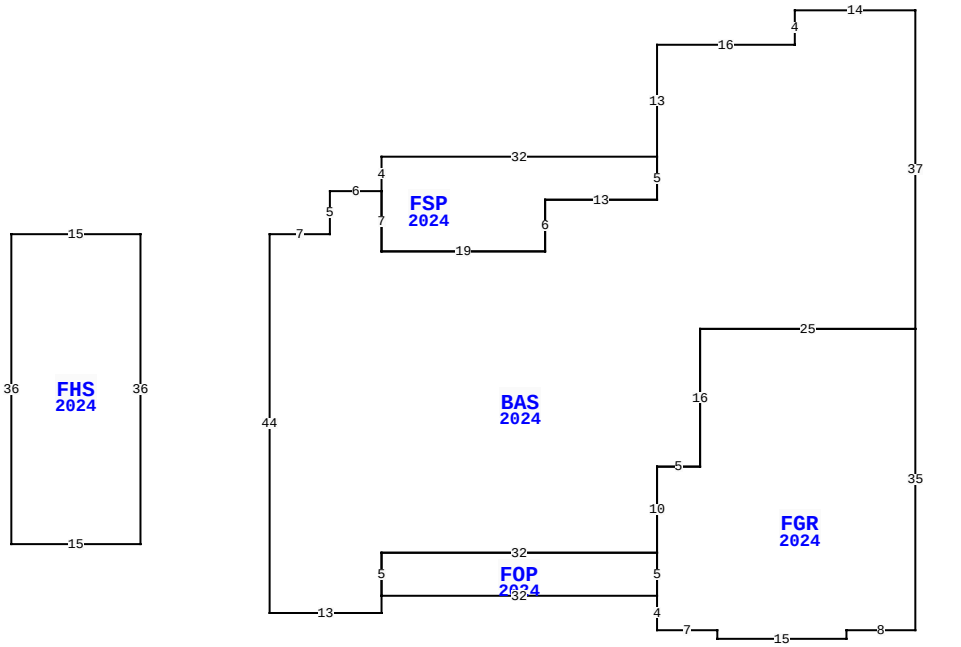
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	27517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,926	100	2024	2,926	392,074
FGR	985	55	2024	542	72,626
FHS	540	60	2024	324	43,414
FOP	160	30	2024	48	6,432
FSP	274	40	2024	110	14,740
TOTALS	4,885			3,950	529,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,950	120.8450	135.35	534,632	2023	2023	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 3466 HX Base Yr 2024



269 SE COUNTY ROAD 349, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		529,286
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		50,200
TOTAL MARKET VALUE		580,686
SOH/AGL Deduction		12,044
ASSESSED VALUE		568,642
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		517,920
TOTAL JUST VALUE		580,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044285	New Residential C	549,845	04/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/1915	3/29/2021	WD	Q	V	01	36,000
GRANTOR: BROOKE PATRICK						
GRANTEE: SHORT ANDY JAY						
1075/1816	2/23/2006	WD	Q	V		85,000
GRANTOR: DAVID AND GOLDMAN						
GRANTEE: PATRICK AND MARY JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S44 E13 N2 N5 E32 N10 E5 N16 E25 N37 W14 S4 W16 S13 S5 W13 S6 W19 N7 W6 S5 W7 $
FGR=[YR=2024;ORIG=110,21] S16 W5 S10 S5 S4 E7 S1 E15 N1 E8 N35 W25 $
FSP=[YR=2024;ORIG=73,1] S4 S7 E19 N6 E13 N5 W32 $
FOP=[YR=2024;ORIG=73,47] S5 E32 N5 W32 $
FHS=[YR=2024;ORIG=30,10] S36 E15 N36 W15 $
.

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	400.00	UT	3.00	3.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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			0.00	0.00	5.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,200							

REVIEW DATE 12/21/2023 BY HC Total Acres: 5.02 Total Land Value: 50,200 Market: 0 Agricultural: 0 Common: 50,200 PRINTED 06/20/2025 BY SYS