COMM NE COR OF SE1/4 OF SE1/4 RU
FT TO S R/W SR-349 FOR POB. RUN
W 210 FT, N 320 FT, E 210 FT TO

HARGETT TYLER/HUNT MADISON M
2182 SW COUNTY ROAD 349
LAKE CITY, FL 32024

2026

29-5S-17-09451-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

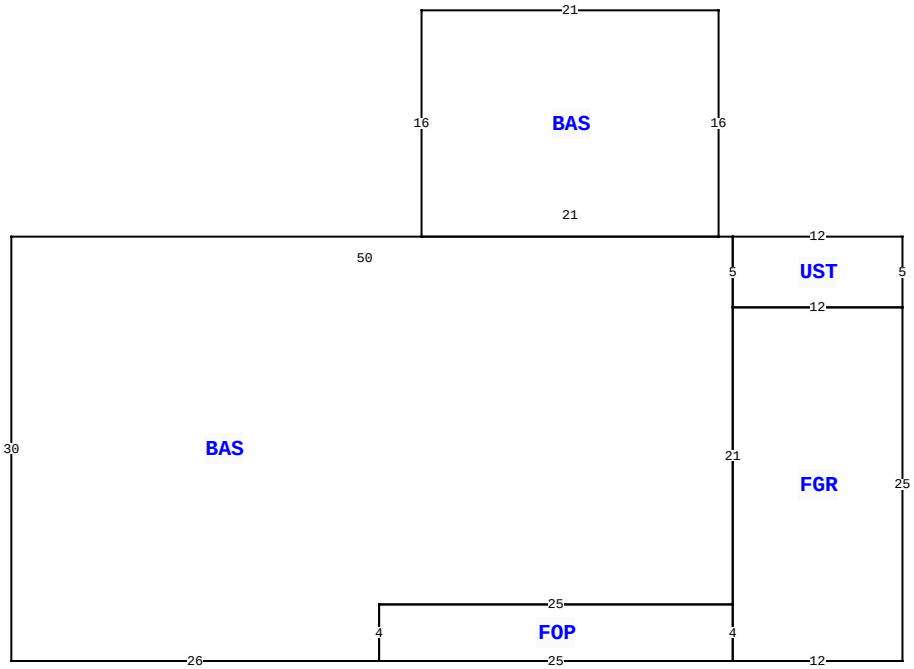
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 02
NEIGHBORHOOD/LOC	29517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	36,065
BAS	1,430	100		1,430	153,490
FGR	300	55		165	17,710
FOP	100	30		30	3,220
UST	60	45		27	2,898
TOTALS	2,226			1,988	213,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,988	119.7950	134.17	266,730	1971	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2023 Heated Area: 1766 HX Base Yr



2182 SW COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	213,384
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	23,100
TOTAL MARKET VALUE	237,684
SOH/AGL Deduction	0
ASSESSED VALUE	237,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,684
TOTAL JUST VALUE	237,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/1133	7/28/2022	WD	Q	I	01	252,000
GRANTOR: FIN HOMES, LLC						
GRANTEE: HARGETT TYLER						
1459/2333	2/17/2022	WD	Q	I	03	100,000
GRANTOR: WILLINGHAM MICHELE L						
GRANTEE: FIN HOMES, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W1 W50 S30 E26 N4 E25 N21 N5 $
BAS=[ORIG=-1,0] N16 W21 S16 E21 $
FGR=[ORIG=0,26] S4 E12 N25 W12 S21 $
FOP=[ORIG=-25,30] E25 N4 W25 S4 $
UST=[ORIG=0,5] E12 N5 W12 S5 $
.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	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	0		A-1	0.00	0.00	1.54	AC		1.00	1.00	1.00	15,000.00	15,000.00	23,100							

REVIEW DATE 09/18/2017 BY BC Total Acres: 1.54 Total Land Value: 23,100 Market: 0 Agricultural: 0 Common: 23,100 PRINTED 10/03/2025 BY SYS