

E1/2 OF NW1/4 OF NW1/4 OF NE1/4
517-106, WD 983-1422, CT 1031-24

BOWLES JAMES P/BOWLES SYLVIA
539 NW WEIGHTTY GLN
LAKE CITY, FL 32055

2026

32-2S-16-01812-001
11/18/2025 11:18:25 AM

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	19	COMMON BRK 90	0100	01	1,403	127.2000	142.46	199,871	1973	2000	0	0	25.63	74.37	STANDARD														
Exterior Wall	31	VINYL SID 10	1 SINGLE FAM 100% - 2006													Heated Area: 1341 HX Base Yr 2006													
Roof Structure	03	GABLE/HIP 100	UST BAS FOP																										
Roof Cover	14	PREFIN MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		1.5 100																											
Frame	01	NONE 100																											
Stories	1.	1. 100																											
Architectural Units	05	CONV 100																											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality		05 05																											
DOR CODE		0100 SINGLE FAMILY																											
MAP NUM			MKT AREA		03																								
NEIGHBORHOOD/LOC		32216.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	216	100		216	22,884																								
BAS	1,125	100		1,125	119,191																								
FOP	80	30		24	2,543																								
UST	84	45		38	4,026																								
TOTALS	1,505			1,403	148,644																								
EXTRA FEATURES					539 NW WEIGHTTY GLN, LAKE CITY										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					04/15/2025 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	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	2005	2005	3	100	1,440													
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2006	2006	3	51	18,278													
3	0282	POOL ENCL	0	100	26	54	1,404.00	UT	15.00	15.00	100	2006	2006	3	40	8,424													
4	0166	CONC, PAVMT	0	100	10	26	260.00	UT	2.50	2.50	100	2006	2006	3	100	650													
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50													
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200													
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200													
TOTAL OB/XF 31,242																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000												
REVIEW DATE 04/25/2022 BY JS Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS																													