THE S 16 AC OF N2/3 OF E1/2 OF N
AT THE NE COR OF SEC, RUN S 9 DE
LINE 1007.27 FT TO POB CONT ALON

BAILEY ANTHONY SR/BAILEY TIMOTHY JR
115 SW BEAGLE GLN
LAKE CITY, FL 32024

2026

34-4S-16-03269-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

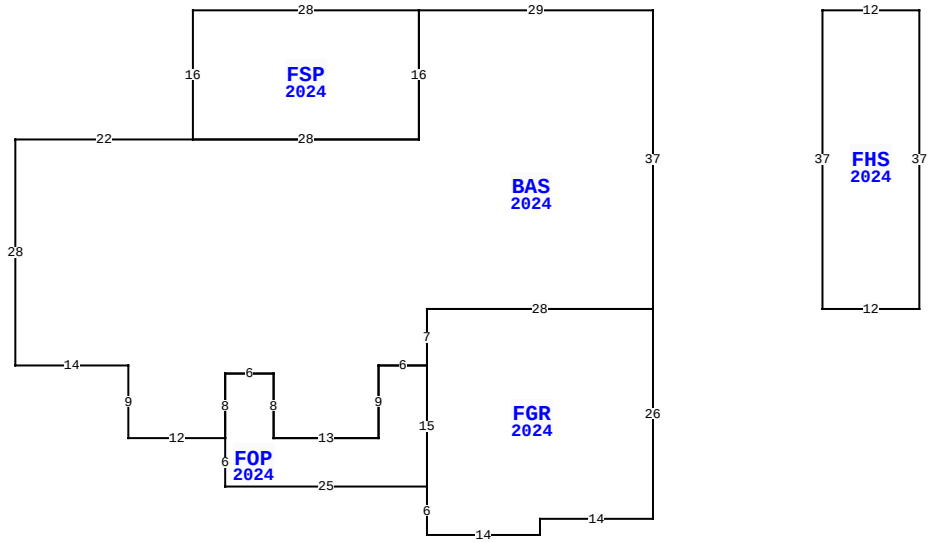
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,711	100	2024	2,711	329,467
FGR	756	55	2024	416	50,556
FHS	444	60	2024	266	32,327
FOP	252	30	2024	76	9,237
FSP	448	40	2024	179	21,754
TOTALS	4,611			3,648	443,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,648	110.7225	124.01	452,388	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2025 Heated Area: 3155 HX Base Yr



300 SW BISHOP AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	443,340
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	124,800
TOTAL MARKET VALUE	462,595
SOH/AGL Deduction	0
ASSESSED VALUE	462,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	462,595
TOTAL JUST VALUE	568,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	572,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1895	10/17/2024	PB	U	I	18	0
GRANTOR: BAILEY TIMOTHY J						
GRANTEE: BAILEY ANTHONY SR						
0849/0571	11/14/1997	WD	Q	V		0
GRANTOR: ESTATE OF BERNARD BAI						
GRANTEE: TIMOTHY BAILEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] S28 E14 S9 E12 N8 E6 S8 E13 N9 E6 N7 E28 N37 W29 S16 W28 W22 $
FGR=[YR=2024;ORIG=101,31] S7 S15 S6 E14 N2 E14 N26 W28 $
FSP=[YR=2024;ORIG=72,-6] S16 E28 N16 W28 $
FOP=[YR=2024;ORIG=76,39] S8 S6 E25 N15 W6 S9 W13 N8 W6 $
FHS=[YR=2024;ORIG=150,-6] S37 E12 N37 W12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	445.00	445.00	8,455							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	114,000							
3	0100	C	SFR	0					1.80	AC		1.00	1.00	1.00	6,000.00	6,000.00	10,800							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 20.80 Total Land Value: 19,255 Market: 114,000 Agricultural: 8,455 Common: 10,800 PRINTED 11/17/2025 BY SYS