COMM NE COR OF SE1/4, RUN W
916.17 FT FOR POB, RUN S
249.78 FT, SW 1163.46 FT, N

CASSADY GREGORY S/CASSADY JESSICA M
403 SW SUNDAY GLN
LAKE CITY, FL 32024-0803

2026

34-4S-16-03271-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

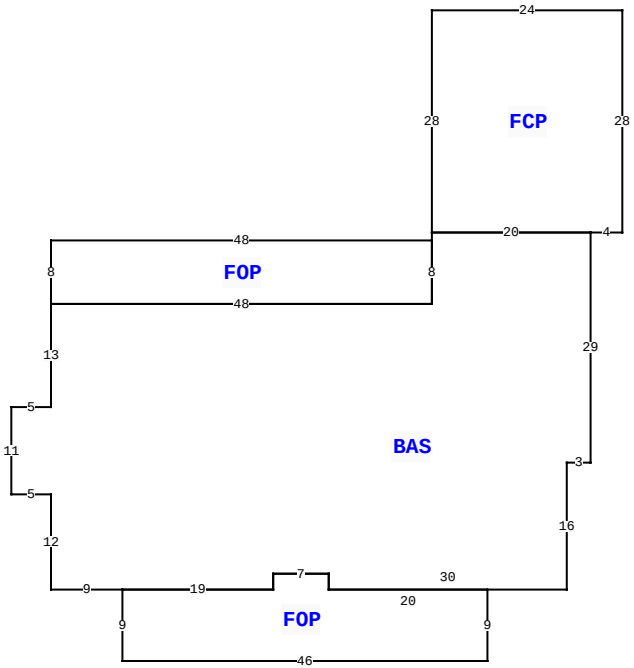
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,621	100		2,621	259,177
FCP	672	25		168	16,612
FOP	384	30		115	11,372
FOP	428	30		128	12,657
TOTALS	4,105			3,032	299,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,032	109.0040	122.08	370,147	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2621 HX Base Yr 2007



403 SW SUNDAY GLN, 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		299,819
TOTAL MARKET OB/XF VALUE		7,180
TOTAL LAND VALUE - MARKET		95,040
TOTAL MARKET VALUE		319,130
SOH/AGL Deduction		108,589
ASSESSED VALUE		210,541
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,819
TOTAL JUST VALUE		402,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049197	Roof Replacement	38,273	02/12/2024
24158	SFR	710	02/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1172/2714	2/25/2009	QC	U	I	11	100
GRANTOR: GREGORY CASSADY & JES						
GRANTEE: GREGORY S & JESSICA						
0899/1276	3/24/2000	WD	Q	V		35,000
GRANTOR: RANDALL & SIBYL KING						
GRANTEE: CASSADY & WILSON (J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N29 FCP= E4 N28 W24 S28 E20$ W20 S1 FOP= W48 S8 E48 N8$ S8 W48 S13 W5 S11 E5 S12 E9 FOP= S9 E46 N9 W20 N2 W7 S2 W19$ E19 N2 E7 S2 E30 N16 E3$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	560.00	UT	3.00	3.00	100	2006	2006	3	100	1,680	
3	0031	BARN,MT AE	0	100	18	25	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
4	0251	LEAN TO W/	0	100	12	25	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,180

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0			0.00	0.00	6.81	AC		1.00	1.00	1.00	280.00	280.00	1,907							
3	5500	A	TIMBER 2	0			0.00	0.00	2.75	AC		1.00	1.00	1.00	445.00	445.00	1,224							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	9.56	AC		1.00	1.00	1.00	9,000.00	9,000.00	86,040							

REVIEW DATE 09/18/2024 BY JS Total Acres: 10.56 Total Land Value: 12,131 Market: 86,040 Agricultural: 3,131 Common: 9,000 PRINTED 10/14/2025 BY SYS