NW DIV: S1/2 OF NE1/4 BLOCK 49

ORB 717-405, WD 1162-905, (DC 13

TAYLOR HOWARD/TAYLOR SONYA
2419 49TH ST
SARASOTA, FL 34234

2026

00-00-00-11369-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

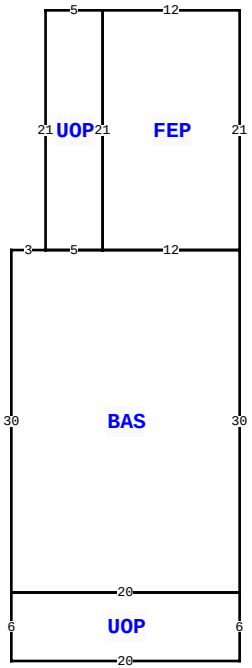
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall		N/A 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	5,645
FEP	252	80		202	1,900
UOP	105	20		21	198
UOP	120	20		24	226
TOTALS	1,077			847	7,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	847	33.6000	37.63	31,873	1940	1940	10	0	30	35.00	25.00

1 SINGLE FAM 0% - 0 Heated Area: 600 HX Base Yr



754 NW ALMA AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	7,968
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,050
TOTAL MARKET VALUE	10,018
SOH/AGL Deduction	0
ASSESSED VALUE	10,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,018
TOTAL JUST VALUE	10,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/0748	3/16/2016	QC	U	I	11	1,500
GRANTOR: DOROTHY WILSON (POA F						
GRANTEE: HOWARD & SONYA TAYL						
1162/0905	11/14/2008	WD	Q	I		8,500
GRANTOR: PRISCILLA SIMMONS						
GRANTEE: FREDDIE WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 S30 UOP= S6 E20 N6 W20$ E20 N30 FEP= N21 W12 S21 E12$ W12 UOP= N21 W5 S21 E5$ W5$.

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	0100	C	SFR	0		00	0.00	0.00	4,101.00	SF		1.00	1.00	1.00	0.50	0.50	2,050							

REVIEW DATE 10/13/2015 BY DF Total Acres: 0.09 Total Land Value: 2,050 Market: 0 Agricultural: 0 Common: 2,050 PRINTED 03/24/2026 BY SYS