NW DIV: LOT 1, 2, 3, 4, 7 & 10 I
LIES N & E OF G S & F R/R ALSO U
LYING BETWEEN LOTS 2 & 3.

WILSON VERLENE BYRD
904 NW TEXAS AVE
LAKE CITY, FL 32055

2027

00-00-00-11485-000

BUILDING CHARACTERISTICS

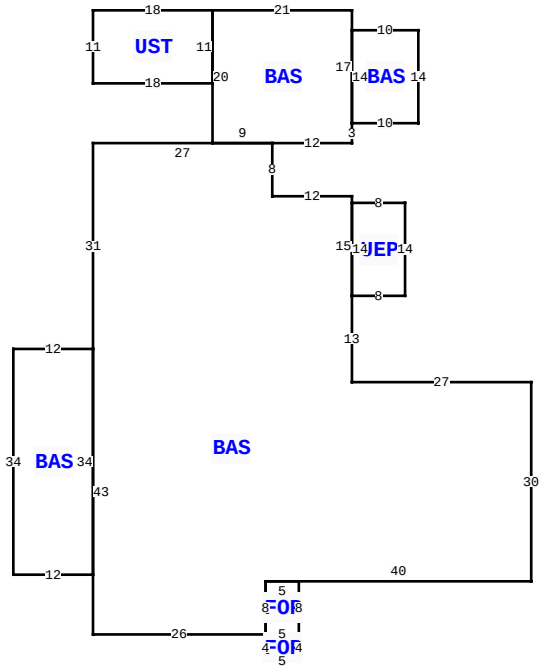
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
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	0101	SFRES/SFRES
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	140	100		140	4,005
BAS	408	100		408	11,671
BAS	420	100		420	12,014
BAS	3,496	100		3,496	100,005
FOP	20	30		6	172
FOP	40	30		12	343
UEP	112	60		67	1,917
UST	198	45		89	2,546
TOTALS	4,834			4,638	132,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	4,638	74.3020	81.73	379,064	1986	1986	10	0	20	35.00	35.00

1 SINGLE FAM 100% - 0 Heated Area: 4464 HX Base Yr



884 NW TEXAS AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		158,545
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		11,628
TOTAL MARKET VALUE		172,573
SOH/AGL Deduction		53,112
ASSESSED VALUE		119,461
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		63,050
TOTAL JUST VALUE		172,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0046	REROOF	39,400	01/27/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/1955	6/16/2026	LE	U	I	14	0
GRANTOR: WILSON VERLENE BYRD (						
GRANTEE: MYERS STEPHANIE NIC						
1570/1952	6/16/2026	QC	U	I	11	0
GRANTOR: WILSON VERLENE BYRD						
GRANTEE: WILSON VERLENE BYRD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 N13 UEP= E8 N14 W8 S14$ N15 W12 N8 BAS= E12 N3 BAS= E10 N14 W10 S14$ N17 W21 UST= W18 S11 E18 N11$ S20 E9$ W27 S31 BAS= W12 S34 E12 N34$ S43 E26 FOP= S4 E5 N4 W5$ FOP= E5 N8 W5 S8$ N8 E40 N30$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1992	1992	3	100	1,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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		*RSF-	340.00	114.00	38,760.00	SF		1.00	1.00	0.60	0.50	0.30	11,628							

REVIEW DATE 10/12/2015 BY DF Total Acres: 0.89 Total Land Value: 11,628 Market: 0 Agricultural: 0 Common: 11,628 PRINTED 11/16/2026 BY SYS

NW DIV: LOT 1, 2, 3, 4, 7 & 10 I
LIES N & E OF G S & F R/R ALSO U
LYING BETWEEN LOTS 2 & 3.

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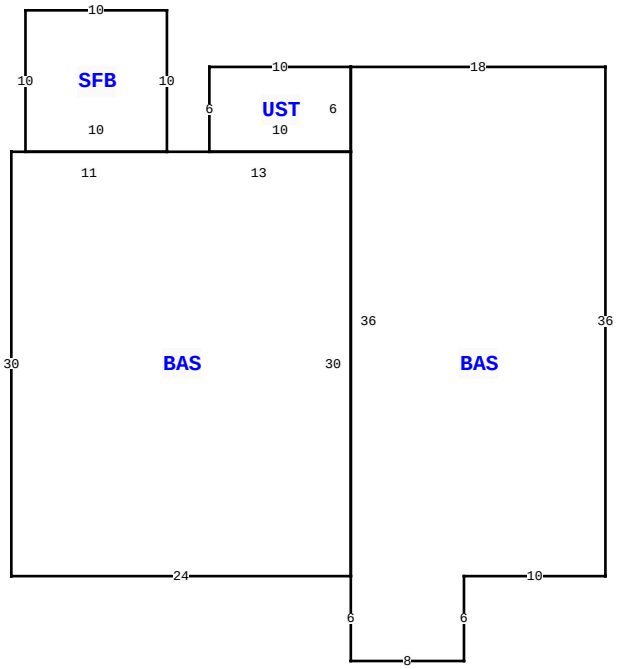
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	08	WD OR PLY 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	0101	SFRES/SFRES
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	696	100		696	11,824
BAS	720	100		720	12,231
SFB	100	80		80	1,359
UST	60	45		27	459
TOTALS	1,576			1,523	25,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,523	38.6100	42.47	64,682	1950	1950	10	0	15	35.00	40.00

2 SINGLE FAM 0% - 0 Heated Area: 1516 HX Base Yr



884 NW TEXAS AVE, LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 1

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1570/1952	6/16/2026	QC	U	I	11	0
GRANTOR: WILSON VERLENE BYRD						
GRANTEE: WILSON VERLENE BYRD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 SFB= N10 W10 S10 E10$ W11 S30 E24 BAS= S6 E8 N6 E10 N36 W18 UST= W10 S6 E10 N6$ S36$ N30$.

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

REVIEW DATE 10/12/2015 BY DF Total Acres: 0.89 Total Land Value: 11,628 Market: 0 Agricultural: 0 Common: 11,628 PRINTED 11/16/2026 BY SYS