N DIV: PART OF LOT 1 FUTCH'S S/D
COR OF LOT 1, RUN W 105.14 FT, S
105.87 FT TO E LINE OF LOT 1, N

BYRDEN RENEE L/BYRDEN ROY EDDIE
654 NE GURLEY AVE
LAKE CITY, FL 32055

2026

00-00-00-11711-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

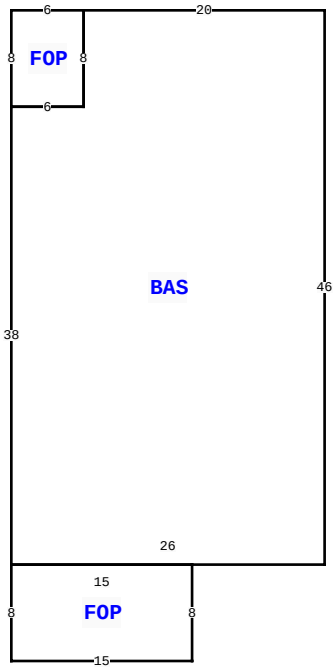
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100		1,148	117,262
FOP	48	30		14	1,430
FOP	120	30		36	3,677
TOTALS	1,316			1,198	122,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,198	114.0000	127.68	152,961	2015	2015	10	0	0	10.00	80.00

1 SINGLE FAM 100% - 2016 Heated Area: 1148 HX Base Yr 2016



654 NE GURLEY 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		122,369
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		9,256
TOTAL MARKET VALUE		131,625
SOH/AGL Deduction		33,310
ASSESSED VALUE		98,315
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,904
TOTAL JUST VALUE		131,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/844	6/30/2021	WD	U	I	30	100
GRANTOR: BYRDEN RENEE L FKA RE						
GRANTEE: BYRDEN RENEE						
1285/0888	11/25/2014	WD	Q	V	01	12,000
GRANTOR: THE GREATER LAKE CITY						
GRANTEE: RENEE L GRIFFIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= W6 S8 E6 N8$ S8 W6 S38 FOP= S8 E15 N8 W15$ E26 N46$.

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	100		*RSF-1	105.00	105.00	10,890.00	SF		1.00	1.00	1.70	0.50	0.85	9,256							

REVIEW DATE 10/27/2015 BY DF Total Acres: 0.25 Total Land Value: 9,256 Market: 0 Agricultural: 0 Common: 9,256 PRINTED 03/27/2026 BY SYS