

E DIV: SE1/4 OF BLOCK 274 & BEG  
 BLOCK 275, RUN E 95.18 FT, N 103  
 97.73 FT, S 103.20 FT TO POB.

GUY MARLENE K  
 295 NW COMMONS LP, SUITE 115-257  
 LAKE CITY, FL 32055

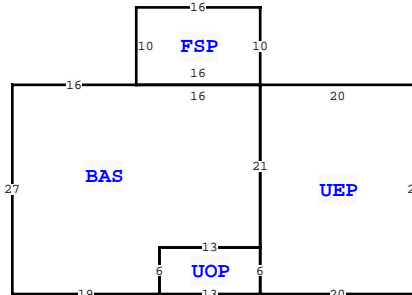
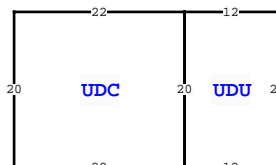
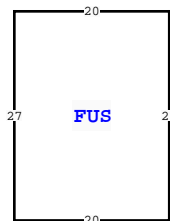
2026

00-00-00-13302-000



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	15	CONC BLOCK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	06	VINYL ASB	60		
Interior Floor	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.5	1.5	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	04	04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	860317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	786	100		786	60,904
FSP	160	40		64	4,959
FUS	540	100		540	41,842
UDC	440	25		110	8,523
UDU	240	55		132	10,228
UEP	540	60		324	25,106
UOP	78	20		16	1,240
TOTALS	2,784			1,972	152,803

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019		Heated Area: 1326					HX Base Yr 2019	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		152,803	
TOTAL MARKET OB/XF VALUE		1,750	
TOTAL LAND VALUE - MARKET		19,795	
TOTAL MARKET VALUE		174,348	
SOH/AGL Deduction		61,577	
ASSESSED VALUE		112,771	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		61,360	
TOTAL JUST VALUE		174,348	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,597	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/2166	3/05/2009	WD	Q	I	01	85,000
GRANTOR: ALEENE M HAVIRD						
GRANTEE: MARLENE K GUY						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W16 S27 E19 UOP= E13 N6 W13 S6\$ N6 E13 UEP= S6 E20 N27 W20 S21\$ N21 FSP= N10 W16 S10 E16\$ W16\$ PTR=N30 FUS= N27 W20 S27 E20\$ S30\$ PTR= E40 UDC= E22 UDU= E12N20 W12 S20\$ N20 W22 S20\$ W40\$.	

EXTRA FEATURES																
L N	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	100	0	0	3	100	150	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2011	2011	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	205.00	103.00	21,115.00	SF		1.00	1.00	0.75	1.25	0.94	19,795							