COMM SE COR SEC, N 52.91 FT TO N
ALONG R/W 1329.98 FT, N 853.51 F
N 421.55 FT, E 378.13 FT TO C/L

TUCKER BRIAN/TUCKER TERESA
2787 SW MAYO RD
LAKE CITY, FL 32024

2027

01-4S-15-00314-009

BUILDING CHARACTERISTICS

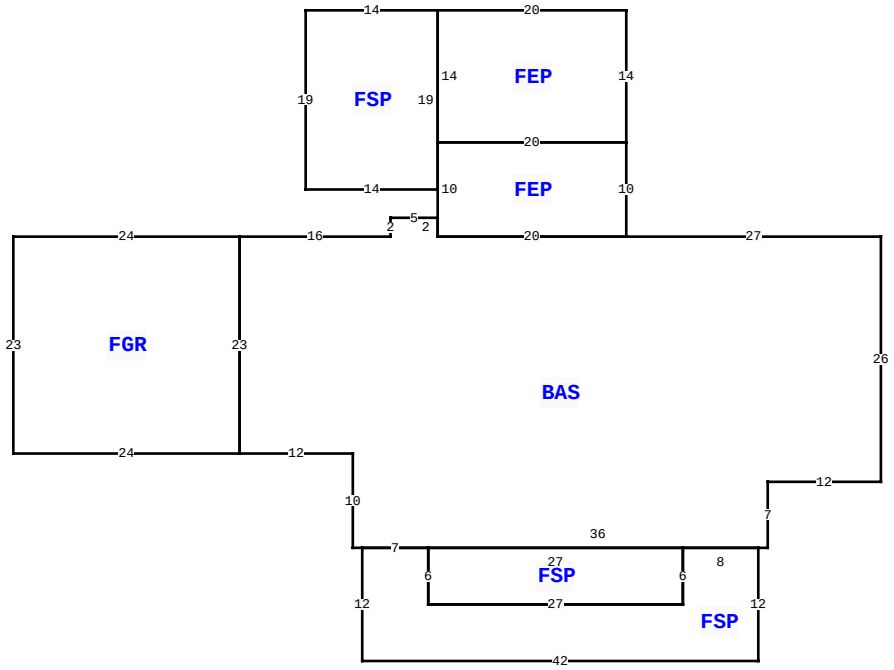
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100		2,050	199,883
FEP	200	80		160	15,601
FEP	280	80		224	21,841
FGR	552	55		304	29,641
FSP	162	40		65	6,338
FSP	266	40		106	10,336
FSP	342	40		137	13,358
TOTALS	3,852			3,046	296,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,046	128.4668	141.31	430,430	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2024 Heated Area: 2050 HX Base Yr 2024



2787 SW MAYO RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		296,997
TOTAL MARKET OB/XF VALUE		44,411
TOTAL LAND VALUE - MARKET		46,620
TOTAL MARKET VALUE		388,028
SOH/AGL Deduction		50,164
ASSESSED VALUE		337,864
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		286,453
TOTAL JUST VALUE		388,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38429	POOL	413	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/1957	5/30/2018	WD	Q	I	01	250,000
GRANTOR: SHELDON A & PATRICIA						
GRANTEE: BRIAN & TERESA TUCK						
0920/1986	2/15/2001	WD	Q	I		134,428
GRANTOR: EDSON'S						
GRANTEE: SHELDON & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FEP= N10 FEP= N14 W20 FSP= W14 S19 E14 N19$ S14 E20$ W20 S10 E20$ W20 N2 W5 S2 W16 FGR= W24 S23 E24 N23$ S23 E12 S10 E1FSP= S12 E42 N12 W8 S6 W27 N6 W7$ E7 FSP= S6E27 N6 W27$ E36 N7E12 N26$.

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	448.00	UT	1.40	1.40	100	0	0	3	100	627	
2	0210	GARAGE U	0	100	20	36	720.00	UT	4.50	4.50	100	0	0	3	100	3,240	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	900	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	900	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	900	
9	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 11,967

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		A-1	0.00	0.00	5.18	AC		1.00	1.00	0.75	12,000.00	9,000.00	46,620							

REVIEW DATE 08/10/2023 BY JB Total Acres: 5.18 Total Land Value: 46,620 Market: 0 Agricultural: 0 Common: 46,620 PRINTED 11/17/2026 BY SYS

COMM SE COR SEC, N 52.91 FT TO N
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2027

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BUILDING CHARACTERISTICS

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MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	
12	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
13	0280	POOL R/CON	0	100	0	0	448.00	UT	70.00	70.00	100	2020	2020	3	91	28,538	
14	0166	CONC,PAVMT	0	100	0	0	702.00	UT	3.00	3.00	100	2024	2023		100	2,106	

LAND DESCRIPTION

TOTAL OB/XF 32,444

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 08/10/2023 BY JB Total Acres: 5.18 Total Land Value: 46,620 Market: 0 Agricultural: 0 Common: 46,620 PRINTED 11/17/2026 BY SYS