

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

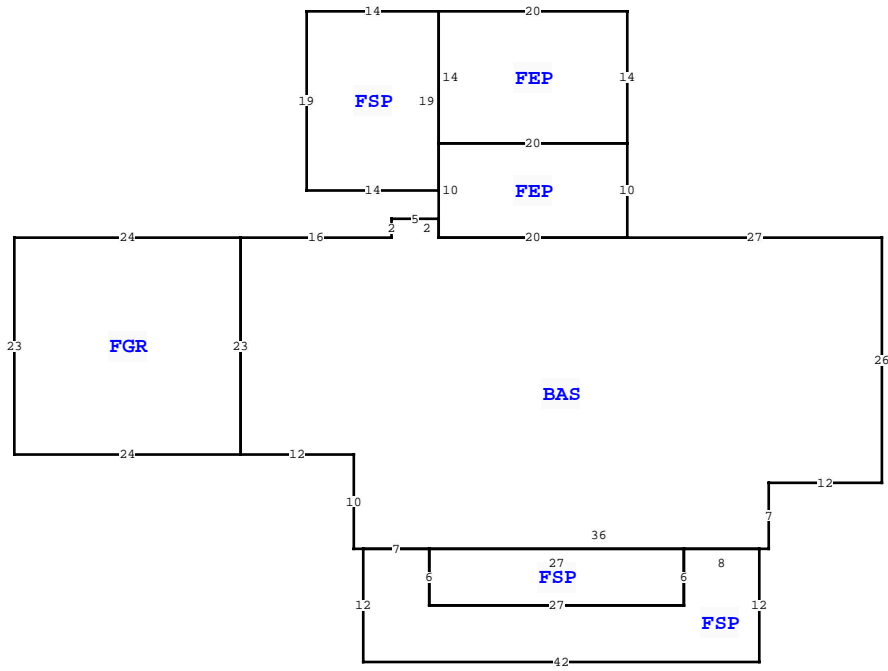
TUCKER BRIAN/TUCKER TERESA  
2787 SW MAYO RD  
LAKE CITY, FL 32024

**2026**

01-4S-15-00314-009  
01-4S-15-00314-009

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	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
BAS	2,050	100	
FEP	200	80	
FEP	280	80	
FGR	552	55	
FSP	162	40	
FSP	266	40	
FSP	342	40	
TOTALS	3,852		

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	143.88	438,258	1994	1994	0	0	0	31.00
1 SINGLE FAM 100% - 2024 Heated Area: 2050 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	302,398			
TOTAL MARKET OB/XF VALUE	44,411			
TOTAL LAND VALUE - MARKET	46,620			
TOTAL MARKET VALUE	393,429			
SOH/AGL Deduction	65,406			
ASSESSED VALUE	328,023			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	276,612			
TOTAL JUST VALUE	393,429			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	395,544			

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	Q	I	01	250,000
GRANTOR: SHELDON A & PATRICIA						
GRANTEE: BRIAN & TERESA TUCK						
0920/1986	2/15/2001	WD Q	Q	I		134,428
GRANTOR: EDSON'S						
GRANTEE: SHELDON & PATRICIA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	UT	1.40	1.40	100	0
2	0210	GARAGE U	0	100	20	36	UT	4.50	4.50	100	0
3	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0
4	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2005
5	0260	PAVEMENT-A	0	100	0	0	UT	0.00	0.00	100	2005
6	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2005
7	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2005
8	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2005
9	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2013
10	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2016

TOTAL OB/XF												11,967			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100		A-1	0.00	0.00	5.18	AC					

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

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\$.											

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

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																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 302,398 <b>TOTAL MARKET OB/XF VALUE</b> 44,411 <b>TOTAL LAND VALUE - MARKET</b> 46,620 <b>TOTAL MARKET VALUE</b> 393,429 SOH/AGL Deduction 65,406 <b>ASSESSED VALUE</b> 328,023 <b>TOTAL EXEMPTION VALUE</b> HX HB 51,411 <b>BASE TAXABLE VALUE</b> 276,612 <b>TOTAL JUST VALUE</b> 393,429 NCON VALUE 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 395,544																																							
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NEIGHBORHOOD/LOC 1415.00 1.00/																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
TOTALS																																																											
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																																											
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																																												
TOTAL OB/XF																32,444																																											
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REVIEW DATE 08/10/2023 BY JB Total Acres: 5.18 Total Land Value: 46,620 Market: 0 Agricultural: 0 Common: 46,620 PRINTED 06/09/2026 BY SYS																																																											

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