COMM SE COR OF SW1/4 OF SE1/4, N
TO POB, W ALONG N R/W OF CR-252
N 147.30 FT, E 295.77 FT, S 157.

MURRAY ROBBIE D
606 SW JAFUS AVE
LAKE CITY, FL 32024

**2027**

**01-4S-15-00315-001**

## BUILDING CHARACTERISTICS

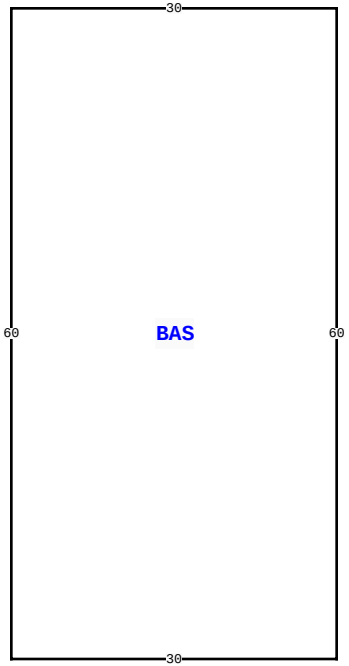
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 4849 | BARN |
| 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 | 1,800 | 100 | | 1,800 | 24,804 |
| TOTALS | 1,800 | | | 1,800 | 24,804 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8801 | 01 | 1,800 | 74.4800 | 27.56 | 49,608 | 1970 | 1970 | 0 | 0 | 0 | 50.00 | 50.00 |

1 C B MISC 0% - 2023 Heated Area: 1800 HX Base Yr




4290 SW PINEMOUNT RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/16/2026 MLU |
| INC DATE | | AG DATE | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 24,804 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 20,000 |
| TOTAL MARKET VALUE | 44,804 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 44,804 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 44,804 |
| TOTAL JUST VALUE | 44,804 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 44,804 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1465/539 | 3/10/2022 | WD | U | I | 11 | 100 |
| GRANTOR: MURRAY ROBERT K | | | | | | |
| GRANTEE: MURRAY ROBBIE D | | | | | | |
| 1461/1623 | 3/10/2022 | WD | U | I | 30 | 60,000 |
| GRANTOR: MURRAY ROBERT K | | | | | | |
| GRANTEE: MURRAY ROBBIE D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S60 E30 N60$.

## 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 | 4900 | C | STRG/BARN | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 20,000 | | | | | | | |

REVIEW DATE 08/10/2023 BY JB Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS