

BEG SW COR OF SW1/4 OF NE1/4, N
E 352.97 FT TO R/W OF SW MAYO RD
R/W 883.88 FT, W 822.95 FT TO PO

WARNER TANNER/WARNER PAYTON
2379 SW MAYO RD
LAKE CITY, FL 32024

2026

01-4S-15-00319-004


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE TOTAL MARKET OB/XF VALUE 22,720 TOTAL LAND VALUE - MARKET 94,430 TOTAL MARKET VALUE 26,398 SOH/AGL Deduction 0 ASSESSED VALUE 26,398 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 26,398 TOTAL JUST VALUE 117,150 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 114,520																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 000048212 Storage Building 20,000 09/20/2023																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1484/2634</td> <td>1/23/2023</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>70,000</td> </tr> </tbody> </table> GRANTOR: MORGAN JAMES D GRANTEE: WARNER TANNER 1265/1632 11/11/2013 LE U V 14 100 GRANTOR: DENWARD & MARGUERITE GRANTEE: DENWARD MORGAN (LIF)										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1484/2634	1/23/2023	WD	Q	V	01	70,000
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																																					
1484/2634	1/23/2023	WD	Q	V	01	70,000																																					
TOTALS EXTRA FEATURES 2379 SW MAYO RD, LAKE CITY										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/04/2026 MLU																							
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	0040	BARN, POLE	0	0	40	72		2,880.00	UT 6.50	100	2024	2023		100	18,720																												
2	9946	Well	0	0	0	0		1.00	UT 4,000.00	100	2024	2023		100	4,000																												
LAND DESCRIPTION TOTAL OB/XF 22,720																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	5200	A	CROPLAND 2	0					9.94	AC		1.00	1.00	1.00	370.00	370.00	3,678																										
2	9910	M	MKT. VAL. AG	0					9.94	AC		1.00	1.00	1.00	9,500.00	9,500.00	94,430																										
REVIEW DATE 10/24/2023 BY JB Total Acres: 9.94 Total Land Value: 3,678 Market: 94,430 Agricultural: 3,678 Common: 0 PRINTED 06/08/2026 BY SYS																																											