COMM SE COR OF NW1/4 OF NW1/4, R
FOR POB, RUN NE 111.38 FT, SE 31
380.45 FT, N 123.87 FT, W 200 FT

COLUMBIA COUNTY, FLORIDA
P O BOX 1529, FIRESTATION #40 AT FAIRGROUN
LAKE CITY, FL 32056

2027

01-4S-16-02676-001

BUILDING CHARACTERISTICS

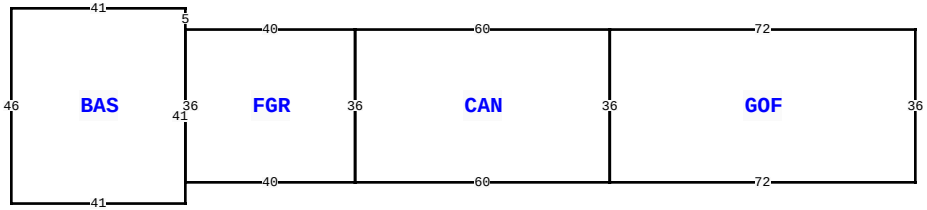
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	05	ASPH TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	05	STEEL 100
Story Height		0 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8600	COUNTY IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100		1,886	48,195
CAN	2,160	30		648	16,559
FGR	1,440	60		864	22,079
GOF	2,592	125		3,240	82,795
TOTALS	8,078			6,638	169,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	6,638	112.0800	42.59	282,712	1991	1991	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 4478 HX Base Yr



509 SW BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	25,191	
2	0296	SHED METAL	0	0	12	20	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
3	0296	SHED METAL	0	0	12	20	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,627
TOTAL MARKET OB/XF VALUE		29,091
TOTAL LAND VALUE - MARKET		101,060
TOTAL MARKET VALUE		299,778
SOH/AGL Deduction		0
ASSESSED VALUE		299,778
TOTAL EXEMPTION VALUE	03	299,778
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		299,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
209/499	7/07/1966	WD	Q	V	01	3,000

GRANTOR: ROPER H J

GRANTEE: COLUMBIA COUNTY RES

BUILDING NOTES

BUILDING DIMENSIONS

GOF= W72 CAN= W60 FGR= W40 BAS= N5W41 S46 E41 N41$ S36 E40 N36$ S36 E60 N36$ S36 E72 N36$.

LAND DESCRIPTION

TOTAL OB/XF 29,091

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	8600	C	COUNTY	0		00	0.00	0.00	1.63	AC		1.00	1.00	1.00	62,000.00	62,000.00	101,060							

REVIEW DATE 08/21/2023 BY JB Total Acres: 1.63 Total Land Value: 101,060 Market: 0 Agricultural: 0 Common: 101,060 PRINTED 11/16/2026 BY SYS