

LOT 28 SOUTHWOOD MEADOWS S/D.
749-673, 767-1218, LE 1526-220,

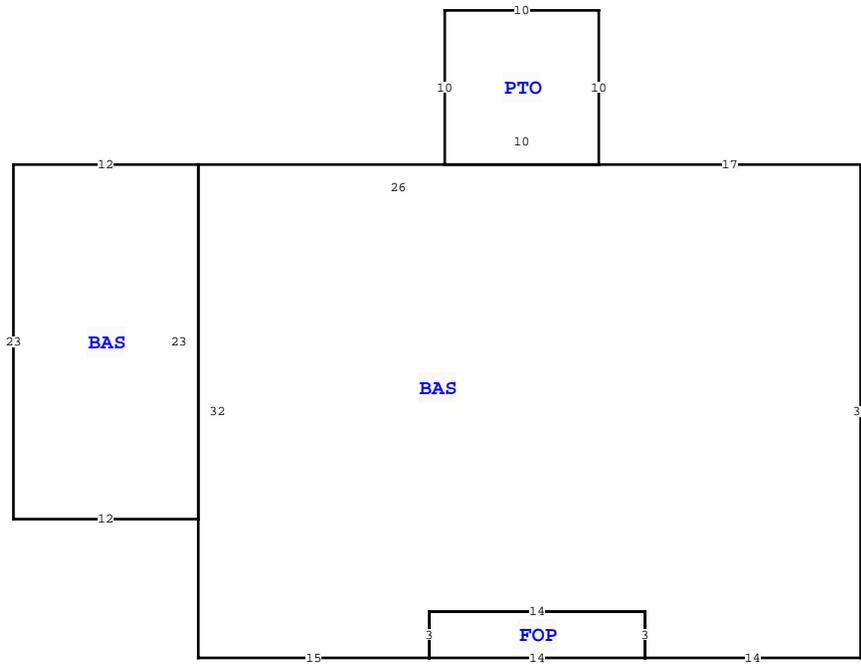
GRAY EDWARD FRANCIS
167 SW AINSLEY GLEN
LAKE CITY, FL 32024

2026

01-5S-16-03405-128
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0400	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	276	100	
BAS	1,334	100	
FOP	42	30	
PTO	100	5	
TOTALS	1,752		1,628

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2025								
Heated Area: 1610 HX Base Yr											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		137,264
TOTAL MARKET OB/XF VALUE		2,654
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		171,918
SOH/AGL Deduction		0
ASSESSED VALUE		171,918
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		171,918
TOTAL JUST VALUE		171,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/220	10/28/2024	LE U	I	I	14	100
GRANTOR: GRAY EDWARD FRANCIS						
GRANTEE: GRAY EDWARD FRANCIS						
0767/1218	11/12/1992	WD Q	I			59,000
GRANTOR: STANLEY CRWAFORD						
GRANTEE: EDWARD F GRAY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	12	20	240.00	UT	1.40	1.40	100
2	0040	BARN, POLE	0	0	28	22	616.00	UT	2.50	2.50	70
3	0166	CONC, PAVMT	0	0	12	20	240.00	UT	2.00	2.00	50
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
167 SW AINSLEY GLN, LAKE CITY											

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

BUILDING NOTES	
BAS= W17 PTO= N10 W10 S10 E10\$ W26 BAS= W12 S23 E12 N23\$ S32 E15 FOP= N3 E14 S3 W14\$N3 E14 S3 E14 N32\$.	

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	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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000							