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

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

2027

01-5S-16-03405-128

BUILDING CHARACTERISTICS

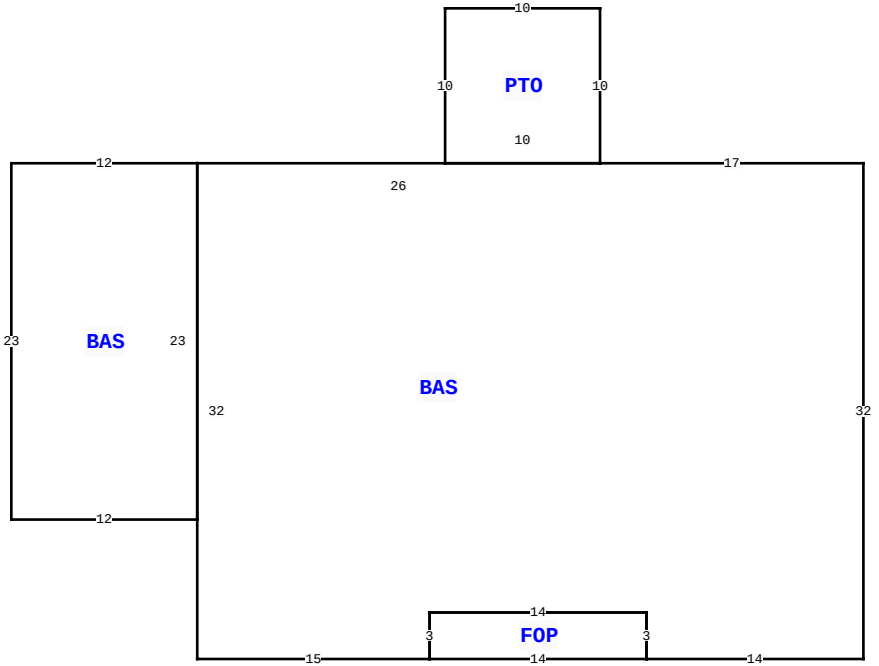
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	276	100		276	22,856
BAS	1,334	100		1,334	110,470
FOP	42	30		13	1,076
PTO	100	5		5	414
TOTALS	1,752			1,628	134,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,628	115.2000	126.72	206,300	1992	1992	0	0	0	34.65	65.35

1 SINGLE FAM 0% - 2025 Heated Area: 1610 HX Base Yr



167 SW AINSLEY GLN, 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
1	0166	CONC,PAVMT	0	0	12	20	240.00	UT	1.40	1.40	100	0	0	3	100	336	
2	0040	BARN,POLE	0	0	28	22	616.00	UT	2.50	2.50	70	1994	1994	3	70	1,078	
3	0166	CONC,PAVMT	0	0	12	20	240.00	UT	2.00	2.00	50	1993	1993	3	50	240	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	134,817
TOTAL MARKET OB/XF VALUE	2,654
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	169,471
SOH/AGL Deduction	0
ASSESSED VALUE	169,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,471
TOTAL JUST VALUE	169,471
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,918

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	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						

BUILDING NOTES

BUILDING DIMENSIONS

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 2,654

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	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							

REVIEW DATE 01/13/2026 BY AJ Total Acres: 1.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS