COMM NW COR OF NW1/4 OF NW1/4, R
FOR POB, CONT E 660 FT S 660 FT
FT TO POB. ORB 365-776, LIFE EST

DUNCAN FINLEY JAMES/DUNCAN SANDRA M
19183 NW 228TH ST
HIGH SPRINGS, FL 32643

2027

01-5S-17-09059-002

BUILDING CHARACTERISTICS

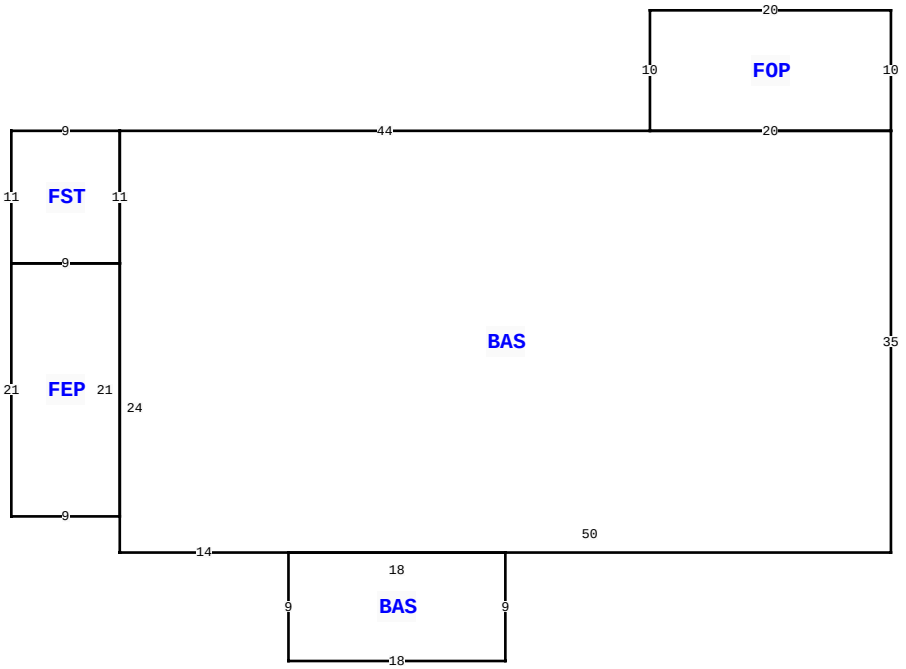
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	162	100		162	13,288
BAS	2,240	100		2,240	183,733
FEP	189	80		151	12,386
FOP	200	30		60	4,921
FST	99	55		54	4,429
TOTALS	2,890			2,667	218,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,667	114.7200	126.19	336,549	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2402 HX Base Yr



7214 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	218,757
TOTAL MARKET OB/XF VALUE	4,700
TOTAL LAND VALUE - MARKET	120,780
TOTAL MARKET VALUE	239,199
SOH/AGL Deduction	0
ASSESSED VALUE	239,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,199
TOTAL JUST VALUE	344,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32469	MAINT/ALTR	55	11/10/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/0281	9/23/2019	WD	U	I	30	100
GRANTOR: FINLEY JAMES & SANDRA						
GRANTEE: FINLEY JAMES & SAND						
1297/0940	6/25/2015	LE	U	I	30	100
GRANTOR: FINLEY JAMES & SANDRA						
GRANTEE: TROY KITE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FST= W9 S11 E9 N11$S11 FEP= W9 S21 E9 N21$ S24 E14
BAS= S9 E18 N9 W18$ E50 N35 FOP= N10 W20 S10 E20$ W20$.

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	0294	SHED WOOD/	0	0	18	24	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0010	BARN,BLK	0	0	16	18	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0210	GARAGE U	0	0	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
4	0040	BARN,POLE	0	0	24	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0020	BARN,FR	0	0	20	86	1.00	UT	0.00	0.00	100	0	0	3	100	500	
6	0294	SHED WOOD/	0	0	16	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,700

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	445.00	445.00	2,002							
3	6677	A	PECANS	0		A-1	0.00	0.00	5.48	AC		1.00	1.00	1.00	500.00	500.00	2,740							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.98	AC		1.00	1.00	1.00	11,000.00	11,000.00	109,780							

REVIEW DATE 07/17/2017 BY BC Total Acres: 10.98 Total Land Value: 15,742 Market: 109,780 Agricultural: 4,742 Common: 11,000 PRINTED 11/17/2026 BY SYS