NE1/4 OF NE1/4.

641-545, 653-552, WD 1060-2719

SEARS BEN/SEARS TWYLA S
10130 90TH TRAIL
LIVE OAK, FL 32060

2027

02-3S-15-00137-000

BUILDING CHARACTERISTICS

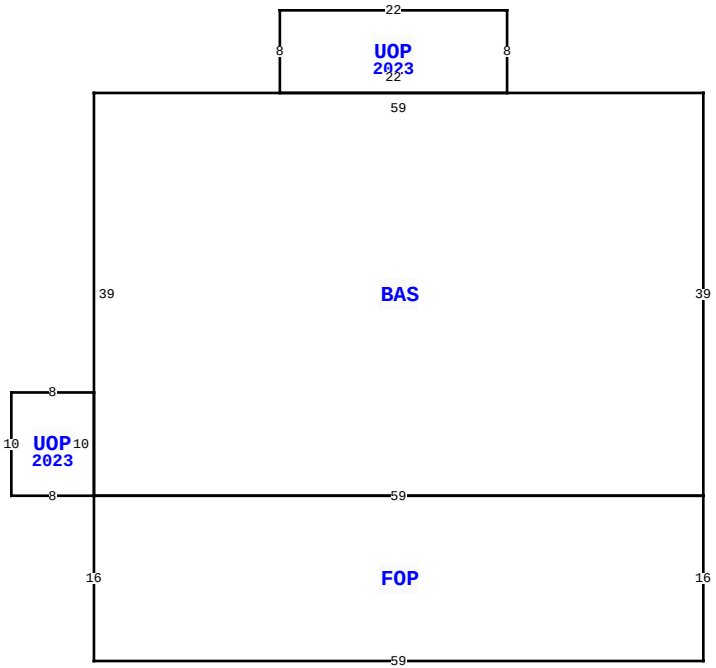
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,301	100		2,301	181,873
FOP	944	30		283	22,368
UOP	80	20	2023	16	1,265
UOP	176	20	2023	35	2,767
TOTALS	3,501			2,635	208,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	2,635	108.9600	84.99	223,949	2018	2018	0	0	0	7.00	93.00

1 SFR/PREMTL 100% - 2024 Heated Area: 2301 HX Base Yr 2024



1644 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	05/16/2023 MLU
XF DATE		LAND DATE	07/15/2022 SPF
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		208,273
TOTAL MARKET OB/XF VALUE		90,000
TOTAL LAND VALUE - MARKET		162,700
TOTAL MARKET VALUE		313,273
SOH/AGL Deduction		0
ASSESSED VALUE		313,273
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		261,862
TOTAL JUST VALUE		460,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35861	PUMP/UTPOL	50	10/09/2017
35676	SFR	1,301	08/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1989	1/10/2022	WD	U	I	11	100
GRANTOR: BS RANCH LLC						
GRANTEE: SEARS BEN						
1337/1980	5/01/2017	WD	Q	V	01	160,000
GRANTOR: GREYSTONE LAND CO						
GRANTEE: BS RANCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W59 S39 E59 N39 $
FOP=[ORIG=-59,39] S16 E59 N16 W59 $
UOP=[YR=2023;ORIG=-67,29] E8 S10 W8 N10 $
UOP=[YR=2023;ORIG=-41,-8] E22 S8 W22 N8 $
.

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	0030	BARN,MT	0	100	60	40	2,400.00	UT	20.00	20.00	100	2023	2022		100	48,000	
2	0251	LEAN TO W/	0	100	70	10	700.00	UT	15.00	15.00	100	2023	2022		100	10,500	
3	0166	CONC,PAVMT	0	100	10	60	600.00	UT	5.00	5.00	100	2023	2022		100	3,000	
4	0280	POOL R/CON	0	100	0	0	500.00	UT	60.00	60.00	100	2023	2022		95	28,500	

LAND DESCRIPTION

TOTAL OB/XF 90,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	35.00	AC		1.00	1.00	1.00	280.00	280.00	9,800							
2	9540	C	LAKE BOTTOM	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	175.00	175.00	700							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	35.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	157,500							
4	0100	C	SFR	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	4,500.00	4,500.00	4,500							

REVIEW DATE 12/28/2018 BY HC Total Acres: 39.00 Total Land Value: 15,000 Market: 157,500 Agricultural: 9,800 Common: 5,200 PRINTED 11/17/2026 BY SYS