COMM SW COR OF SE1/4, RUN N 679.
CONT N 339.54 FT, E 141 FT,S 339
TO POB. (AKA LOT 3 BLOCK B NORTH

CORDNER RICHARD A JR
411 NW DAVID DR
LAKE CITY, FL 32055

2027

02-3S-16-01946-016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	04	04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

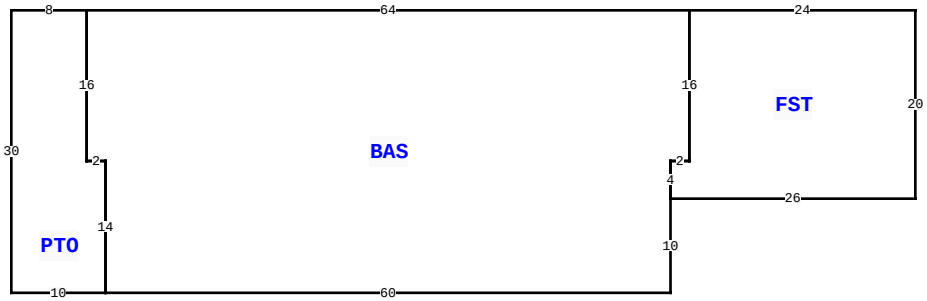
NEIGHBORHOOD/LOC 2316.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,864	100		1,864	140,546
FST	488	55		268	20,207
PTO	268	5		13	980
TOTALS	2,620			2,145	161,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,145	105.4500	116.00	248,820	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1864 HX Base Yr



411 NW DAVID DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2022 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	1,440.00	UT	1.40	1.40	50	0	0	3	50	1,008	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	30	1994	1994	3	30	10,752	
4	0263	PRCH,USP	0	0	16	18	288.00	UT	13.00	13.00	50	2006	2006	3	50	1,872	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
6	0252	LEAN-TO W/	0	0	17	22	374.00	UT	2.00	2.00	100	2009	2009	3	100	748	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	161,733
TOTAL MARKET OB/XF VALUE	15,580
TOTAL LAND VALUE - MARKET	14,300
TOTAL MARKET VALUE	191,613
SOH/AGL Deduction	0
ASSESSED VALUE	191,613
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,613
TOTAL JUST VALUE	191,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,541

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25691	PUMP/UTPOL	50	04/03/2007
8475	POOL	13,000	06/10/1994
5509	SFR	22,000	11/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1518	12/30/2025	WD	Q	I	01	252,500
GRANTOR: BRYAN COURTNEY						
GRANTEE: CORDNER RICHARD A J						
1523/1156	9/12/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MASTE						
GRANTEE: KIGHT ALISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 PTO= W8 S30 E10 N14 W2 N16$ S16 E2 S14 E60 N10 FST= E26 N20 W24 S16 W2 S4$ N4 E2 N16$.

LAND DESCRIPTION

TOTAL OB/XF 15,580

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/MH	0.00	0.00	1.10	AC		1.00	1.00	1.00	13,000.00	13,000.00	14,300							

REVIEW DATE 01/15/2026 BY TP Total Acres: 1.10 Total Land Value: 14,300 Market: 0 Agricultural: 0 Common: 14,300 PRINTED 11/16/2026 BY SYS