

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

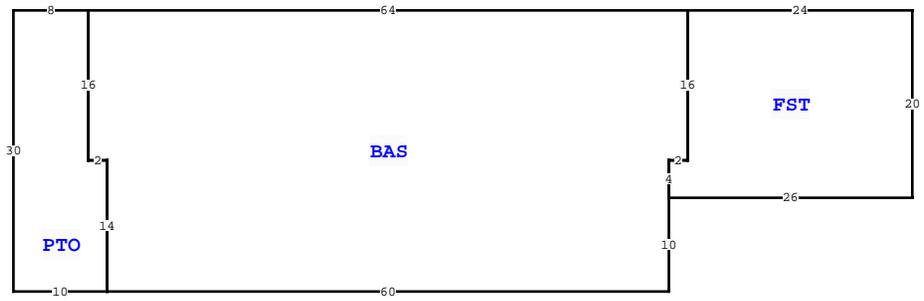
2026

02-3S-16-01946-016



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,864	100	
FST	488	55	
PTO	268	5	
TOTALS	2,620		

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	120.21	257,850	1992	1992	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1864 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			167,602
TOTAL MARKET OB/XF VALUE			15,580
TOTAL LAND VALUE - MARKET			14,300
TOTAL MARKET VALUE			197,482
SOH/AGL Deduction			0
ASSESSED VALUE			197,482
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			197,482
TOTAL JUST VALUE			197,482
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			168,008
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						

EXTRA FEATURES																	
L N	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	

TOTAL OB/XF													
15,580													

BUILDING NOTES													
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																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

TOTAL OB/XF													
15,580													