COMM SE COR OF N1/2 OF S1/2 OF N
RUN W 43.42 FOR POB, RUN N 219.9
FT, S 222.68 FT, E APPROX 311.08

TYLER GREGORY TODD
159 SW BRADSHAW GLN
LAKE CITY, FL 32024

**2026**

**02-5S-16-03408-000**

## BUILDING CHARACTERISTICS

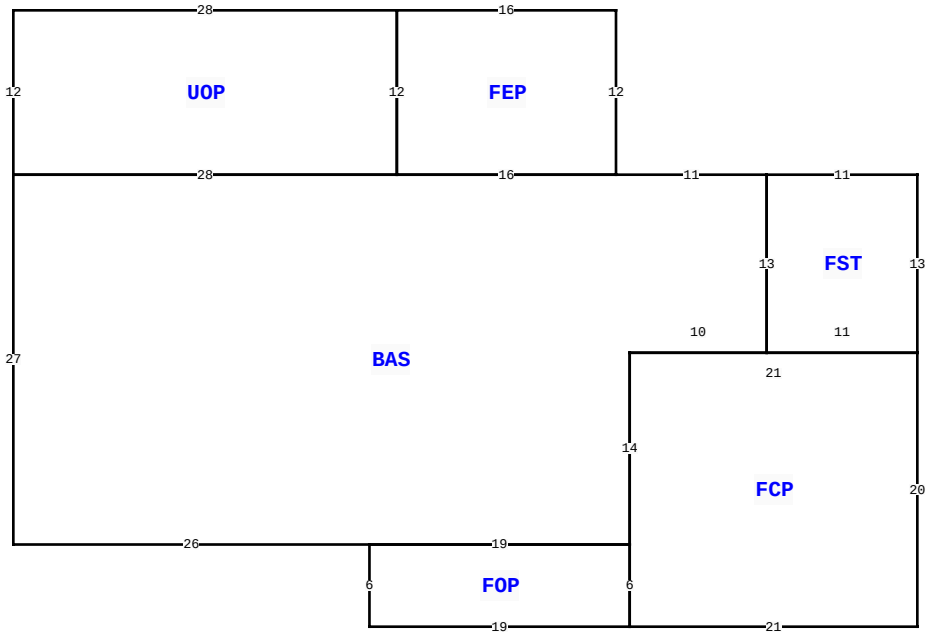
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 2516.0300 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,345 | 100 | | 1,345 | 117,499 |
| FCP | 420 | 25 | | 105 | 9,173 |
| FEP | 192 | 80 | | 154 | 13,454 |
| FOP | 114 | 30 | | 34 | 2,971 |
| FST | 143 | 55 | | 79 | 6,902 |
| UOP | 336 | 20 | | 67 | 5,853 |
| TOTALS | 2,550 | | | 1,784 | 155,850 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,784 | 120.0000 | 134.40 | 239,770 | 1977 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1345 HX Base Yr




462 SW WALTER AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/15/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 155,850 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 14,258 |
| TOTAL MARKET VALUE | 170,108 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 170,108 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 170,108 |
| TOTAL JUST VALUE | 170,108 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 171,614 |

XFOB:2:1: LEAN TO'S

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1090/2007 | 7/25/2006 | WD | Q | I | | 140,000 |
| GRANTOR: MOLINA | | | | | | |
| GRANTEE: GREGORY TODD TYLER | | | | | | |
| 0679/0772 | 3/17/1989 | WD | U | I | | 19,100 |
| GRANTOR: SHERROD | | | | | | |
| GRANTEE: MOLINA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 FEP= N12 W16 S12 E16$ W16 UOP= N12 W28 S12 E28$ W28 S27 E26 FOP= S6 E19 N6 W19$ E19 FCP= S6 E21 N20 W21 S14$ N14 E10 FST= E11 N13 W11 S13$ N13$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0.67 | AC | | 1.00 | 1.00 | 1.33 | 16,000.00 | 21,280.00 | 14,258 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 02/17/2026 BY JB Total Acres: 0.67 Total Land Value: 14,258 Market: 0 Agricultural: 0 Common: 14,258 PRINTED 06/30/2026 BY SYS