LOT 1 BLOCK B THE OAKS S/D UNREC
637-716, LE 1546-767, QC 1578-67

PAYNE BILLY JOE/BIVINS CONNIE L
361 SW FAUL CT
LAKE CITY, FL 32024

2027

02-5S-16-03427-005

BUILDING CHARACTERISTICS

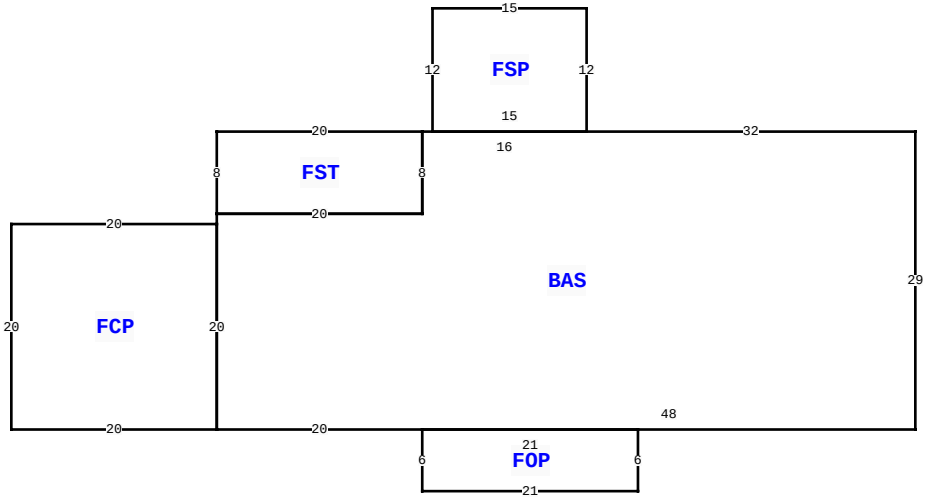
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100		1,812	139,746
FCP	400	25		100	7,712
FOP	126	30		38	2,931
FSP	180	40		72	5,553
FST	160	55		88	6,787
TOTALS	2,678			2,110	162,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,110	107.8640	118.65	250,352	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1812 HX Base Yr



361 SW FAUL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	540	
2	0296	SHED METAL	0	100	12	6	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	3	77	231.00	UT	1.50	1.50	100	2001	2001	3	100	347	
5	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2001	2001	3	40	11,760	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
7	0120	CLFENCE 4	0	100	0	0	170.00	UT	4.50	4.50	100	1993	1993	3	100	765	
8	0060	CARPORT F	0	100	20	26	520.00	UT	5.00	5.00	75	1993	1993	3	75	1,950	
9	0040	BARN,POLE	0	100	20	40	800.00	UT	2.50	2.50	40	1993	1993	3	40	800	
10	0060	CARPORT F	0	100	18	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,729
TOTAL MARKET OB/XF VALUE		25,862
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		236,591
SOH/AGL Deduction		74,093
ASSESSED VALUE		162,498
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,087
TOTAL JUST VALUE		236,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18870	POOL	85	10/22/2001
17091	M H	125	06/16/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/673	9/23/2026	QC	U	I	11	100
GRANTOR: PAYNE BILLY J						
GRANTEE: PAYNE BILLY JOE						
1546/767	2/12/2025	LE	U	I	14	100
GRANTOR: PAYNE BILLY J (ENH LI						
GRANTEE: BIVINS CONNIE L (RM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FSP= N12 W15 S12 E15$ W16 FST= W20 S8 E20 N8$ S8 W20 S1 FCP= W20 S20 E20 N20$ S20 E20 FOP= S6 E21 N6 W21$ E48 N29$.

LAND DESCRIPTION

TOTAL OB/XF 25,862

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	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	36,000							
2	0000	C	VAC RES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 02/23/2026 BY JB Total Acres: 4.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS