NW1/4 OF SE1/4 & COMM AT THE
NW COR OF NW1/4 OF SE1/4, RUN
S 1.91 FT, E 23.29 FT FOR POB,

NEWBURN ROAD LAND GROUP LLC
291 NW MAIN BLVD
LAKE CITY, FL 32055

2027

03-4S-16-02740-000

BUILDING CHARACTERISTICS

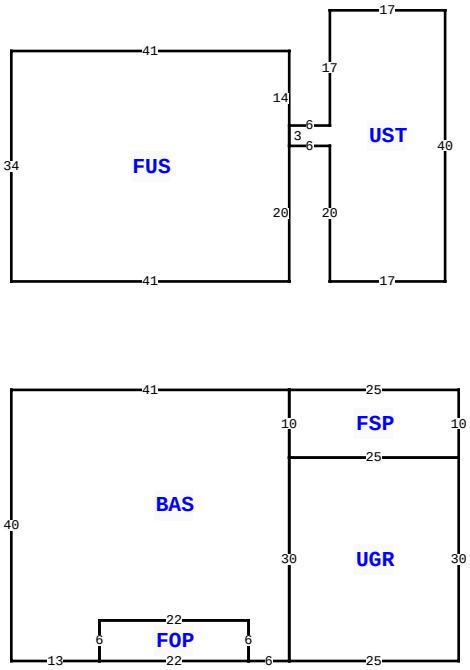
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 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 06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	111,322
FOP	132	30		40	2,953
FSP	250	40		100	7,382
FUS	1,394	100		1,394	102,906
UGR	750	45		338	24,952
UST	698	45		314	23,180
TOTALS	4,732			3,694	272,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,694	103.2412	113.57	419,528	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2902 HX Base Yr



818 SW COUNTY ROAD 252B , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	272,693
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	199,000
TOTAL MARKET VALUE	481,293
SOH/AGL Deduction	0
ASSESSED VALUE	481,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	481,293
TOTAL JUST VALUE	481,293
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1234/2341	5/10/2012	WD	U	I	30	350,000
GRANTOR: RESIDENTIAL DEVELOPME						
GRANTEE: NEWBURN ROAD LAND G						
1066/0426	11/21/2005	WD	Q	I		600,000
GRANTOR: P D HORNE						
GRANTEE: RESIDENTIAL DEVELOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S40 E13 FOP= E22 N6W22 S6$ N6 E22 S6 E6 UGR= E25 N30 W25 S30$ N30 FSP= E25N10 W25 S10$ N10$ PTR=N50 FUS= W41 S34 E41 N20 UST= E6S20 E17 N40 W17 S17 W6 S3$ N14$ S50$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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-2	0.00	0.00	39.80	AC		1.00	1.00	1.00	5,000.00	5,000.00	199,000							

REVIEW DATE 09/22/2023 BY KS Total Acres: 39.80 Total Land Value: 199,000 Market: 0 Agricultural: 0 Common: 199,000 PRINTED 11/17/2026 BY SYS