

COMM NW COR OF SE1/4 OF NW1/4, E
 POB, CONT E 296.72 FT, S 149.03
 N 149.03 FT TO POB.

STRACHAN ALISON/STRACHAN TIMOTHY SR
 449 SW SUMMERHILL GLN
 LAKE CITY, FL 32024

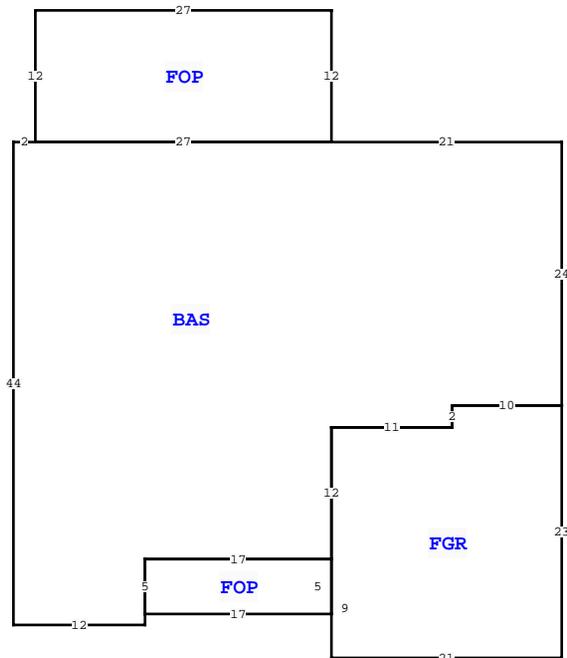
2026

03-5S-16-03455-017



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		0	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	3516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,700	100	
FGR	461	55	
FOP	85	30	
FOP	324	30	
TOTALS	2,570		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SINGLE FAM	100%	- 2021		280,582	2020	2020	0	0	5.00	95.00	Heated Area: 1700 HX Base Yr 2021	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	266,553			
TOTAL MARKET OB/XF VALUE	12,000			
TOTAL LAND VALUE - MARKET	18,180			
TOTAL MARKET VALUE	296,733			
SOH/AGL Deduction	43,242			
ASSESSED VALUE	253,491			
TOTAL EXEMPTION VALUE	56,411		HX HB VX	
BASE TAXABLE VALUE	197,080			
TOTAL JUST VALUE	296,733			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	280,383			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051569	Generator	0	11/20/2024
39735	SFR	0	05/05/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0486	1/22/2020	WD	U	V	11	100

GRANTOR: JOSEPH BARBER JR
 GRANTEE: ALISON & TIMOTHY ST

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

BUILDING NOTES	
BAS=[ORIG=10,-28] W21 W27 W2 S44 E12 N1 N5 E17 N12 E11 N2 E10 N24 \$	
FGR=[ORIG=10,-4] W10 S2 W11 S12 S9 E21 N23 \$	
FOP=[ORIG=-38,-40] E27 S12 W27 N12 \$	
FOP=[ORIG=-28,10] E17 S5 W17 N5 \$	

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	0166	CONC, PAVMT	0	100	0	1.00	UT	600.00	600.00	100	2021	2020		100	600	
2	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
3	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION														TOTAL OB/XF										
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	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							