

COMM 180.01 FT E OF NW COR OF
SEC, RUN S 30.01 FT FOR POB,
RUN E 285.46 FT, S 155 FT, W

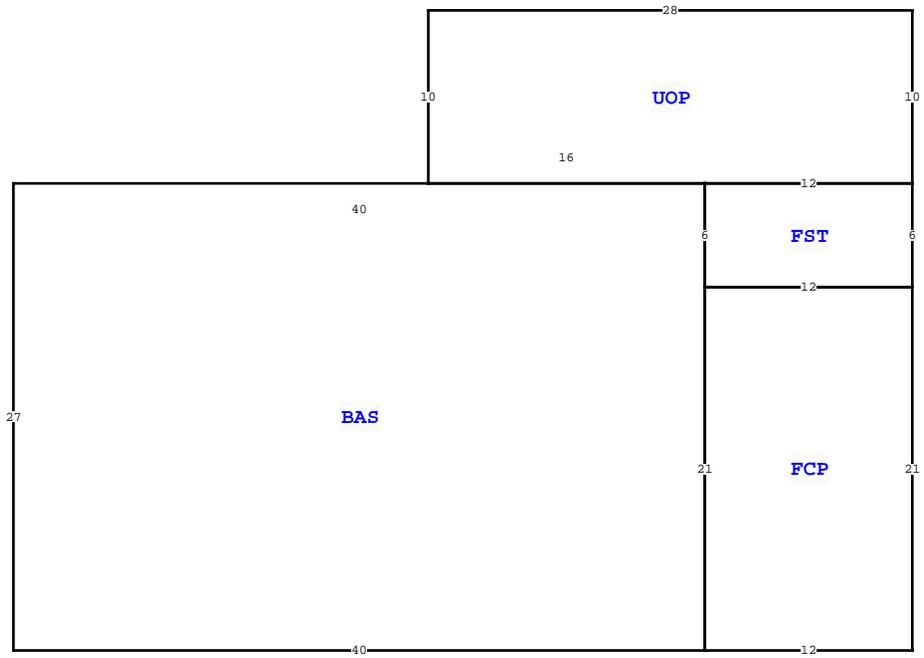
MCDOWELL VERNON/MCDOWELL HILLARY K
164 SW JOYCE GLEN
LAKE CITY, FL 32024

2026

03-5S-16-03457-034

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	70
Interior Wall	04	PLYWOOD	30
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	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	3516.0400	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,080	100	
FCP	252	25	
FST	72	55	
UOP	280	20	
TOTALS	1,684		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2010									
			Heated Area: 1080			HX Base Yr 2010					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			110,687	
TOTAL MARKET OB/XF VALUE			6,920	
TOTAL LAND VALUE - MARKET			23,000	
TOTAL MARKET VALUE			140,607	
SOH/AGL Deduction			60,448	
ASSESSED VALUE			80,159	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			28,748	
TOTAL JUST VALUE			140,607	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			135,706	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28065	REMODEL	0	09/09/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1182/2551	10/23/2009	QC	U	I	11	100
GRANTOR: VERNON MCDOWELL						
GRANTEE: VERNON & HILLARY K						
1178/2456	8/07/2009	WD	Q	I	01	90,000
GRANTOR: WILLIAM E MASON & DON						
GRANTEE: VERNON MCDOWELL						

EXTRA FEATURES		164 SW JOYCE GLN, LAKE CITY															
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	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	100	30	50	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
3	0294	SHED WOOD/	0	100	14	30	1.00	UT	2,800.00	2,800.00	100	0	0	3	100	2,800	
4	0252	LEAN-TO W/	0	100	30	34	1,020.00	UT	2.00	2.00	50	1993	1993	3	50	1,020	

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W40 S27 E40 FCP= E12 N21 W12 S21\$ N21 FST= E12 N6 W12 S6\$ N6\$ UOP= E12 N10 W28 S10 E16\$.											

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		00	285.00	155.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							