

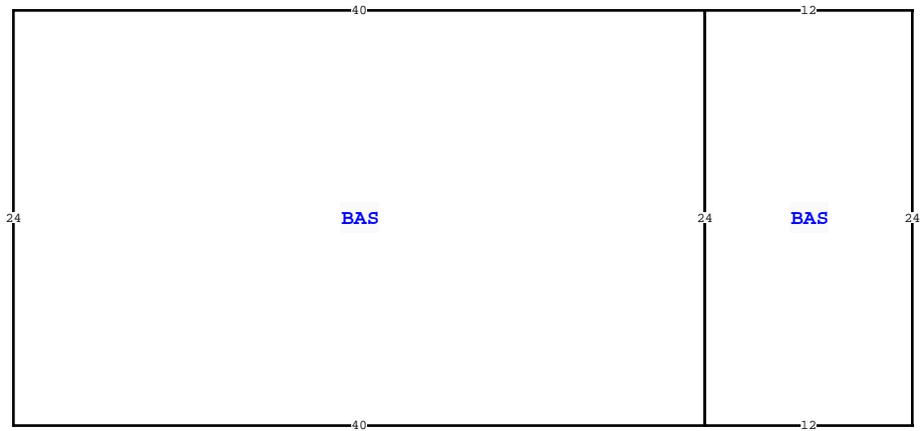
COMM NW COR OF SW1/4 OF NW1/4, E
 POB, CONT E 100 FT, S 230.57 FT
 CREST DR, W ALONG R/W 100 FT, N

POIRIER MARK RYAN
 233 SW SHADY LN
 LAKE CITY, FL 32024

2026

04-4S-16-02772-016


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	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	4416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	288	100	
BAS	960	100	
TOTALS	1,248		1,248 121,465

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0100	01	1,248	113.8320	129.77	161,953	1989	2005	0	0	25.00	75.00														
1 SINGLE FAM 0% - 2026 Heated Area: 1248 HX Base Yr																									
																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				121,465		
TOTAL MARKET OB/XF VALUE				2,044		
TOTAL LAND VALUE - MARKET				10,128		
TOTAL MARKET VALUE				133,637		
SOH/AGL Deduction				0		
ASSESSED VALUE				133,637		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				133,637		
TOTAL JUST VALUE				133,637		
NCON VALUE				800		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				129,418		
SALE:2:1: NICE LOT WITH TREES BUT SALE INC WELL						
SALE:1:1: WIFE TO HUSBAND						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/330	10/03/2025	WD	Q	I	01	175,900
GRANTOR: HYAMS RUSSELL D						
GRANTEE: POIRIER MARK RYAN						
1500/906	10/02/2023	WD	Q	I	01	167,500
GRANTOR: ROBERTSON MATTHEW J						
GRANTEE: HYAMS RUSSELL D						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W40 S24 E40 BAS= E12 N24 W12 S24\$ N24\$.						

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	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	
2	0258	PATIO	0	0	8	12	96.00	UT	2.50	2.50	60	1993	1993	3	60	144	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

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	0		00	0.00	0.00	0.53	AC		1.00	1.00	1.47	13,000.00	19,110.00	10,128							

REVIEW DATE 01/14/2026 BY TP																													
Total Acres: 0.53					Total Land Value: 10,128					Market: 0					Agricultural: 0					Common: 10,128					PRINTED 05/08/2026 BY SYS				