

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	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	4416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	288	100	
BAS	960	100	
TOTALS	1,248		1,248 119,331

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
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						
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			119,331
TOTAL MARKET OB/XF VALUE			2,044
TOTAL LAND VALUE - MARKET			10,128
TOTAL MARKET VALUE			131,503
SOH/AGL Deduction			0
ASSESSED VALUE			131,503
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			131,503
TOTAL JUST VALUE			131,503
NCON VALUE			800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,418

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						

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				