COMM SW COR OF NE1/4, RUN N 1184
CONT N 374.86 FT, E 1130.18 FT T
OLD LAKE CITY TERR RUN S 12 DG E

MCMAHON ROBERT J/MCMAHON NANCY J
1592 SW OLD LAKE CITY TERR
HIGH SPRINGS, FL 32643

2027

04-7S-17-09887-104

BUILDING CHARACTERISTICS

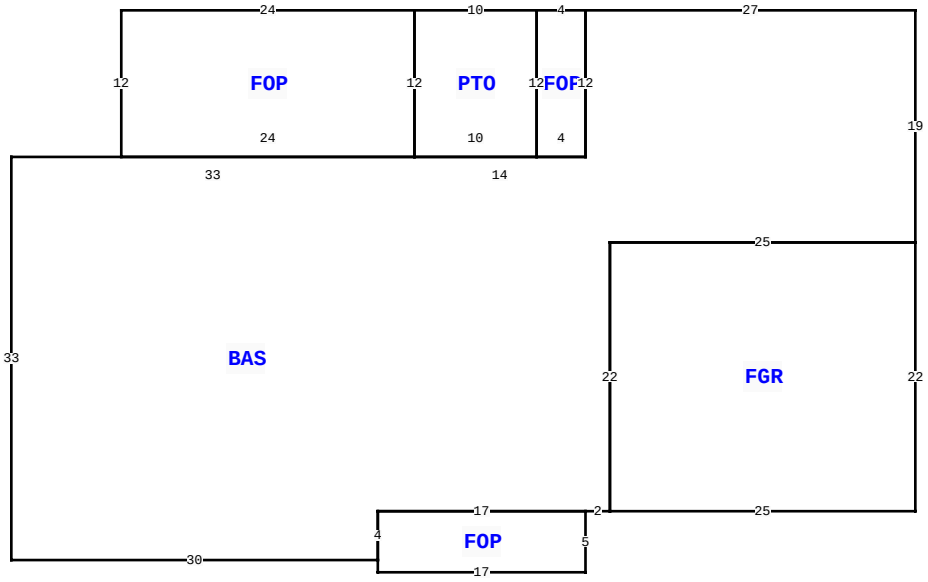
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	185,555
FGR	550	55		302	27,469
FOP	48	30		14	1,273
FOP	85	30		26	2,365
FOP	288	30		86	7,823
PTO	120	5		6	546
TOTALS	3,131			2,474	225,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,474	118.1292	129.94	321,472	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2007 Heated Area: 2040 HX Base Yr 2007



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

1592 SW OLD LAKE CITY TER, HIGH SPRINGS

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	0166	CONC,PAVMT	0	100	18	21	378.00	UT	2.50	2.50	100	1995	1995	3	100	945	
2	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	225,030
TOTAL MARKET OB/XF VALUE	3,645
TOTAL LAND VALUE - MARKET	137,638
TOTAL MARKET VALUE	244,948
SOH/AGL Deduction	71,278
ASSESSED VALUE	173,670
TOTAL EXEMPTION VALUE	13 HX HB 173,670
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	366,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,400

SALE:1:1: 10.01 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1002/0878	12/12/2003	WD	Q	I		175,000
GRANTOR: JOSEPH WAYMON DAVIS I						
GRANTEE: ROBERT J & NANCY J						
0796/2083	10/14/1994	WD	Q	V		22,000
GRANTOR: MARVIN BROWN						
GRANTEE: JOSEPH WAYMAN II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= W4 PTO= W10 S12 E10 N12$ S12 E4 N12$ S12 W14
FOP= N12 W24 S12 E24$ W33 S33 E30 FOP= S1 E17 N5 W17 S4$ N4
E17 E2 FGR= E25N22 W25 S22$ N22 E25 N19$.

LAND DESCRIPTION

TOTAL OB/XF 3,645

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.25	11,000.00	13,750.00	13,750							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.01	AC		1.00	1.00	1.25	11,000.00	13,750.00	123,888							

REVIEW DATE 11/06/2017 BY BC Total Acres: 10.01 Total Land Value: 16,273 Market: 123,888 Agricultural: 2,523 Common: 13,750 PRINTED 11/17/2026 BY SYS