

COMM SW COR OF NW1/4, RUN N ALON
 FT. E 1260 FT FOR POB, CONT E 29
 324.30 FT, W 371.22 FT, S 315.51

VAUGHN BRUCE ALLEN
 162 NW IVY GLN
 LAKE CITY, FL 32055

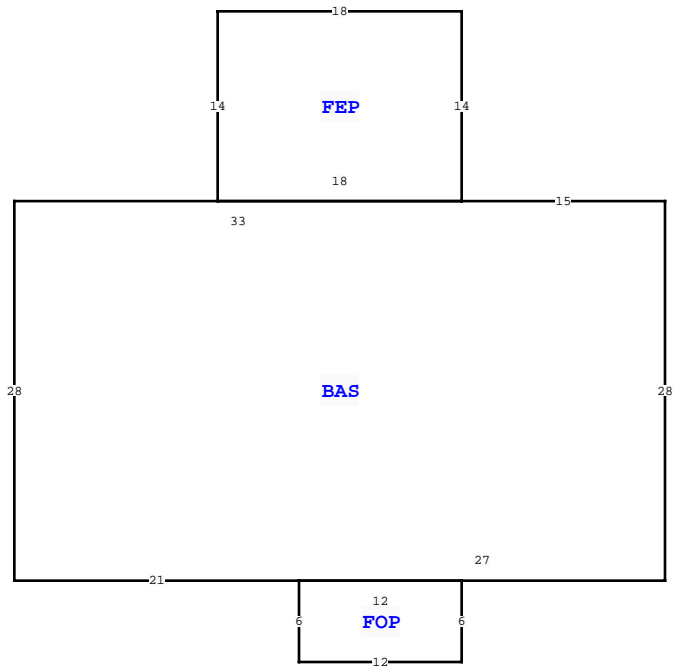
2026

05-3S-17-04843-017



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	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	03
NEIGHBORHOOD/LOC	5317.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
FEP	252	80	
FOP	72	30	
TOTALS	1,668		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,568	108.4050	121.41	190,371	1981	1981	108	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1344 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	123,741		
TOTAL MARKET OB/XF VALUE	6,900		
TOTAL LAND VALUE - MARKET	44,100		
TOTAL MARKET VALUE	174,741		
SOH/AGL Deduction	93,224		
ASSESSED VALUE	81,517		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	30,106		
TOTAL JUST VALUE	174,741		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	152,691		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046074	Electrical Servic	0	12/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/2217	7/21/2022	LE U		I	14	100
GRANTOR: VAUGHN BRUCE ALLEN						
GRANTEE: VAUGHN BRUCE ALLEN						
0916/1594	12/14/2000	WD Q		I	01	100
GRANTOR: CHERYL VAUGHN						
GRANTEE: BRUCE ALLEN VAUGHN						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1981	1981	3	100	1,200	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1989	1989	3	100	1,000	
3	0070	CARPORT UF	0	100	12	33	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,500	
8	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

TOTAL OB/XF														6,900			
BLD DATE		LGL DATE		05/19/2026	MLU												
XF DATE		LAND DATE															
INC DATE		AG DATE															

BUILDING NOTES													
BAS= W15 FEP= N14 W18 S14 E18\$ W33 S28 E21 FOP= S6 E12 N6 W12\$ E27 N28\$.													

BUILDING DIMENSIONS													
BAS= W15 FEP= N14 W18 S14 E18\$ W33 S28 E21 FOP= S6 E12 N6 W12\$ E27 N28\$.													

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		RSF/MH	0.00	0.00	2.45	AC		1.00	1.00	1.00	18,000.00	18,000.00	44,100										