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

2027

05-3S-17-04843-017

BUILDING CHARACTERISTICS

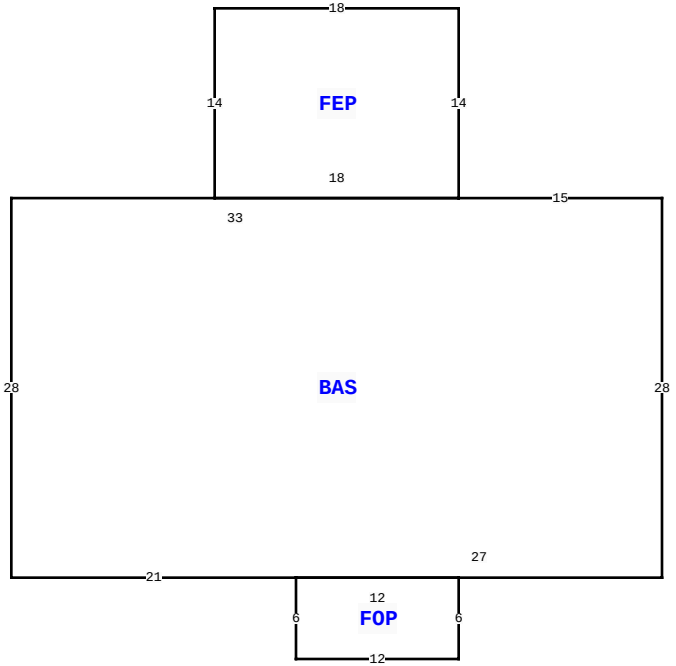
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	104,177
FEP	252	80		202	15,658
FOP	72	30		22	1,706
TOTALS	1,668			1,568	121,540

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	119.25	186,984	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1344 HX Base Yr



162 NW IVY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	121,540
TOTAL MARKET OB/XF VALUE	6,900
TOTAL LAND VALUE - MARKET	44,100
TOTAL MARKET VALUE	172,540
SOH/AGL Deduction	88,577
ASSESSED VALUE	83,963
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	32,552
TOTAL JUST VALUE	172,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,741

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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	

LAND DESCRIPTION

TOTAL OB/XF 6,900

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 2.45 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 11/17/2026 BY SYS