

W 275 FT OF N1/2 OF NW1/4 OF SW1
OF N1/2 OF SW1/4 AS LIES W OF US
AC DESC IN 580-325 & EX 2.27 AC

NEAL BRUCE D/NEAL LANETTE T
309 NW DELAR GLN
LAKE CITY, FL 32055

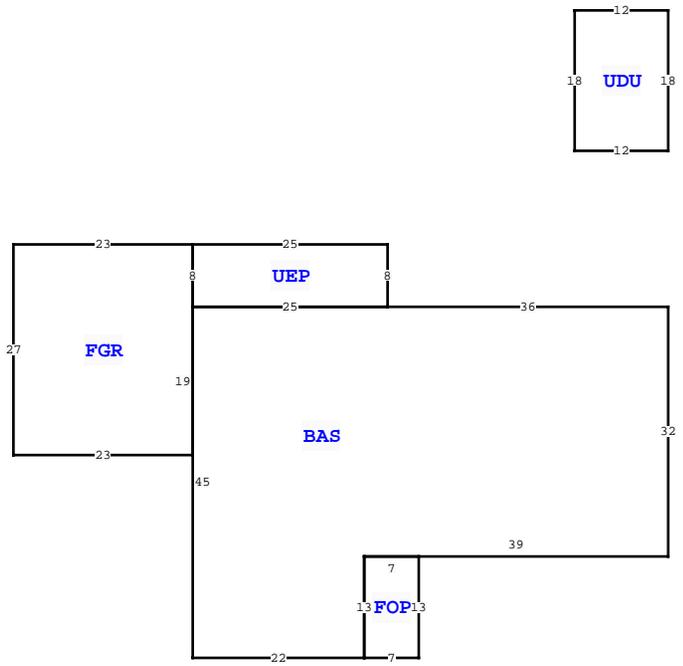
2026

05-3S-17-04846-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	5317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,238	100	
FGR	621	55	
FOP	91	30	
UDU	216	55	
UEP	200	60	
TOTALS	3,366		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,846	108.9600	124.21	353,502	1977	1977	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 2238 HX Base Yr														



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		229,776	
TOTAL MARKET OB/XF VALUE		98,620	
TOTAL LAND VALUE - MARKET		96,000	
TOTAL MARKET VALUE		424,396	
SOH/AGL Deduction		0	
ASSESSED VALUE		424,396	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		424,396	
TOTAL JUST VALUE		424,396	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		420,382	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40368	STORAGE	0	08/17/2020
36303	PUMP/UTPOL	50	02/08/2018
35815	PUMP/UTPOL	50	09/27/2017
13399	M H	125	12/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/0434	3/15/2005	WD Q	Q	I		201,000
GRANTOR: WARREN L & DEBORAH H						
GRANTEE: BRUCE D & LANETTE T						
0928/1707	5/23/2001	WD Q	Q	V	03	76,000
GRANTOR: G BUSSCHER, PAUL & J						
GRANTEE: WARREN L & DEBORAH						

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	1993	1993	3	100	2,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
5	0030	BARN, MT	0	0	40	110	4,400.00	UT	9.00	9.00	100	2018	2018	3	100	39,600	
6	0030	BARN, MT	0	0	32	40	1,280.00	UT	9.00	9.00	100	2018	2018	3	100	11,520	
7	0040	BARN, POLE	0	0	24	96	960.00	UT	2.50	2.50	100	2018	2018	3	100	2,400	
8	0210	GARAGE U	0	0	40	60	2,400.00	UT	16.00	16.00	100	2021	2020	3	100	38,400	

TOTAL OB/XF														98,620			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/09/2025	MLU										

BUILDING NOTES													
BAS=[ORIG=0,0] W36 W25 S45 E22 N13 E39 N32 \$													
FGR=[ORIG=-61,0] N8 W23 S27 E23 N19 \$													
UDU=[ORIG=0,-20] N18 W12 S18 E12 \$													
UEP=[ORIG=-36,0] N8 W25 S8 E25 \$													
FOP=[ORIG=-39,45] E7 N13 W7 S13 \$.													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W36 W25 S45 E22 N13 E39 N32 \$													
FGR=[ORIG=-61,0] N8 W23 S27 E23 N19 \$													
UDU=[ORIG=0,-20] N18 W12 S18 E12 \$													
UEP=[ORIG=-36,0] N8 W25 S8 E25 \$													
FOP=[ORIG=-39,45] E7 N13 W7 S13 \$.													

LAND DESCRIPTION														TOTAL OB/XF														98,620			
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		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	96,000														