LOTS 1, 2 & 3 BLOCK 1 BARDIN TER
648-579, 674-230, 232, 853-714,

LYNCH FLOYCE M/LYNCH SYLVIA J
1156 S MARION AVE
LAKE CITY, FL 32025

2027

05-4S-17-07619-000

BUILDING CHARACTERISTICS

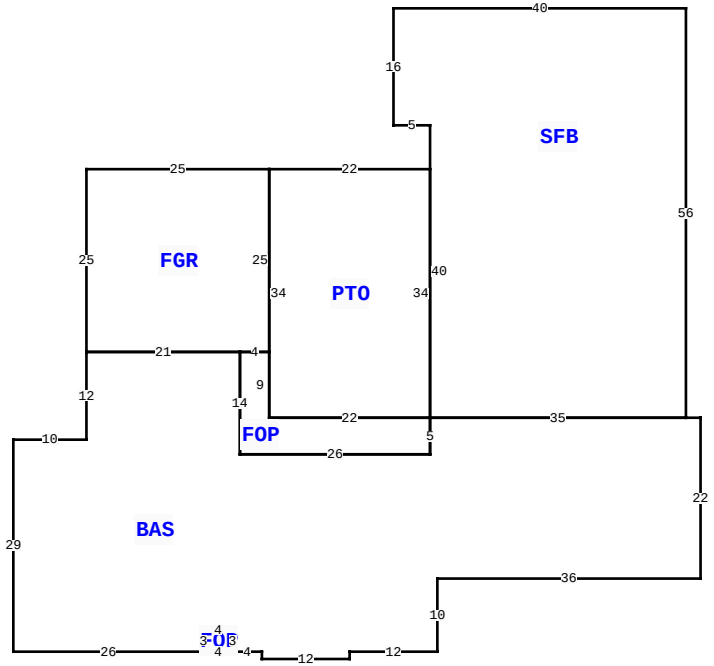
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	02	WALL BD/WD 40
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,677	100		2,677	122,971
FGR	625	55		344	15,802
FOP	12	30		4	184
FOP	166	30		50	2,297
PTO	748	5		37	1,700
SFB	2,040	80		1,632	74,968
TOTALS	6,268			4,744	217,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	4,744	92.7999	102.08	484,268	1959	1959	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 0 Heated Area: 4717 HX Base Yr



1156 S MARION AVE, LAKE CITY

BLD DATE	11/10/1998 DC	LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
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	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	1959	1959	3	40	14,336	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1980	1980	3	100	300	
5	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
7	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	217,921
TOTAL MARKET OB/XF VALUE	17,136
TOTAL LAND VALUE - MARKET	32,870
TOTAL MARKET VALUE	267,927
SOH/AGL Deduction	0
ASSESSED VALUE	267,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,927
TOTAL JUST VALUE	267,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,897

SALE:1:1: TRADE FOR RE 07572-007 (SEE ORB 853-712)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044356	Remodel	28,968	05/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/2741	9/05/2019	WD	Q	I	01	180,000
GRANTOR: THOMAS L(BY ATTY/FACT						
GRANTEE: FLOYCE M & SYLVIA J						
1370/2210	10/17/2018	LE	U	I	14	100
GRANTOR: THOMAS L & LYDIA J ST						
GRANTEE: TOMI STINSON BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 SFB= N56 W40 S16 E5S40 E35$ W35 PTO= N34 W22 S34E22$ FOP= W22 N9 W4 S14 E26 N5$ S5 W26 N14 FGR= E4 N25 W25 S25 E21$ W21 S12 W10 S29 E26 FOP= E4 N3 W4 S3$ N3 E4 S3 E4 S1 E12 N1 E12 N10 E36 N22$.

LAND DESCRIPTION

TOTAL OB/XF 17,136

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	0		*RSF-2	79.00	186.00	33,202.00	SF		1.00	1.00	0.90	1.10	0.99	32,870							

REVIEW DATE 05/23/2022 BY TW Total Acres: 0.76 Total Land Value: 32,870 Market: 0 Agricultural: 0 Common: 32,870 PRINTED 11/17/2026 BY SYS