

LOT 6 BLOCK 4 BARDIN TERRACE S/D  
& BEG AT INTERS OF E R/W LINE OF  
LINE OF LOT 9, RUN SE ALONG E LI

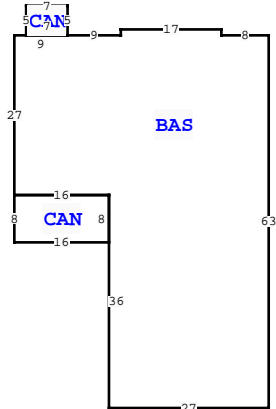
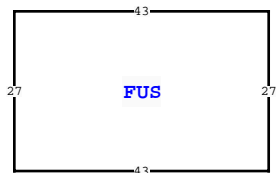
PEADEN TAYLEN C, D.O., PLLC  
1111 SW MAIN BLVD  
LAKE CITY, FL 32025

**2026**

05-4S-17-07641-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	06	VINYL ASB	50
Interior Floo	14	CARPET	50
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		12	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		12	100
Stories	1.5	1.5	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1700 OFFICE BLD 1STY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,150	100	
CAN	35	30	
CAN	128	30	
FUS	1,161	100	
TOTALS	3,474		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE MED	0%	- 2026	70.95	238,321	1950	1986	0	0	50.00	50.00
				Heated Area: 3311							
				HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			119,160
TOTAL MARKET OB/XF VALUE			2,800
TOTAL LAND VALUE - MARKET			71,726
TOTAL MARKET VALUE			193,686
SOH/AGL Deduction			0
ASSESSED VALUE			193,686
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			193,686
TOTAL JUST VALUE			193,686
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/2330	4/16/2025	WD	U	I	11	100
GRANTOR: PEADEN TAYLEN C						
GRANTEE: PEADEN TAYLEN C, D.						
1429/2613	2/05/2021	WD	Q	I	01	189,000
GRANTOR: GRAPER CHARLES E MD &						
GRANTEE: PEADEN TAYLEN C						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0260	PAVEMENT-A	0.00

TOTAL OB/XF												2,800				
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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W8 N1 W17 S1 W9 CAN= N5 W7 S5 E7\$ W9 S27 CAN= S8 E16 N8 W16\$ E16 S36 E27 N63\$ PTR=N20 FUS= N27 W43S27 E43\$ S20\$.	

LAND DESCRIPTION												TOTAL OB/XF												2,800	
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	1700	C	1STORY OFF	0		CG	55.00	150.00	13,041.00	SF		1.00	1.00	1.00	5.50	5.50	71,726								