

BEG SE COR OF NW1/4 OF NE 1/4, R
N 658.84 FT, E 489.85 FT, S 621.
RD R/W.

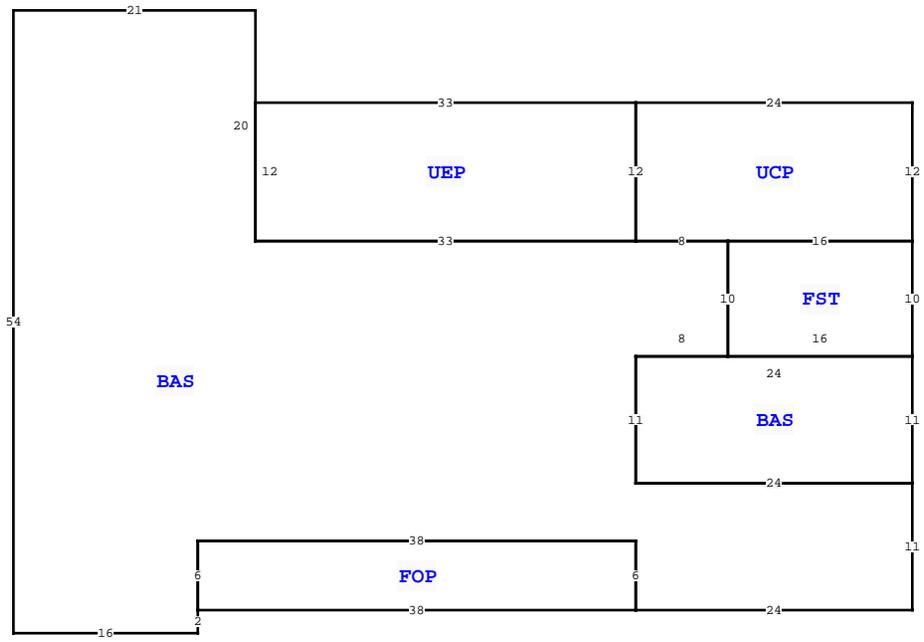
BARGER CHARLES JOHN II AKA CHARLES J BARGAR/BARGAR
229 SW MARVIN BURNETT RD
LAKE CITY, FL 32024

2026

07-4S-17-08158-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	06
NEIGHBORHOOD/LOC	7417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	264	100	
BAS	2,296	100	
FOP	228	30	
FST	160	55	
UCP	288	20	
UEP	396	60	
TOTALS	3,632		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2026									
					Heated Area: 2560							
					HX Base Yr 2026							



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			306,253	
TOTAL MARKET OB/XF VALUE			11,826	
TOTAL LAND VALUE - MARKET			43,340	
TOTAL MARKET VALUE			361,419	
SOH/AGL Deduction			114,256	
ASSESSED VALUE			247,163	
TOTAL EXEMPTION VALUE	HX HB VX		56,411	
BASE TAXABLE VALUE			190,752	
TOTAL JUST VALUE			361,419	
NCON VALUE			5,700	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			354,354	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054016	Storage Building	26,350	09/09/2025
000053858	Right-of-Way Acce		08/15/2025
53573	Generator		07/14/2025
000053573	Generator		07/14/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/758	11/04/2024	WD	Q	I	01	450,000
GRANTOR: GARR KENNETH						
GRANTEE: BARGER CHARLES JOHN						
1323/1398	9/30/2016	WD	Q	I	01	168,000
GRANTOR: JAMES L & MARY ELLEN						
GRANTEE: KENNETH & JONI GARR						

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	10	16	160.00	UT	1.50	1.50	100	0	0	3	100	240	
3	0011	BARN, BLK A	0	100	16	32	512.00	UT	5.11	5.11	100	0	0	3	100	2,616	
4	0040	BARN, POLE	0	100	12	31	372.00	UT	2.50	2.50	100	1993	1993	3	100	930	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	50	1993	1993	3	50	540	
6	0252	LEAN-TO W/	0	100	10	20	200.00	UT	2.00	2.00	100	1993	1993	3	100	400	
7	0296	SHED METAL	0	100	10	24	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

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			0.00	0.00	3.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	19,250							
2	0000	C	VAC RES	100			0.00	0.00	4.38	AC		1.00	1.00	1.00	5,500.00	5,500.00	24,090							

BUILDING NOTES														
BAS=[ORIG=0,0] W8 W33 N20 W21 S54 E16 N2 N6 E38 S6 E24 N11 W24 N11 E8 N10 \$														
UEP=[ORIG=-8,0] N12 W33 S12 E33 \$														
UCP=[ORIG=0,0] E16 N12 W24 S12 E8 \$														
BAS=[ORIG=16,21] N11 W24 S11 E24 \$														
FOP=[ORIG=-46,32] E38 N6 W38 S6 \$														
FST=[ORIG=0,10] E16 N10 W16 S10 \$														