

E1/2 OF NE1/4, EX BEG NW COR OF
 RUN S 1382.61 FT, E 533.42 FT, N
 69.76 FT, N 1135.70 FT TO S R/W

COX DONALD W/COX MICHELLE L
 2274 SW DAIRY ST
 LAKE CITY, FL 32024

2026

07-5S-16-03485-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		0 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		0 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,000	100	
UCP	2,000	30	
UGR	1,000	50	
TOTALS	4,000		

MARKET ADJUSTMENTS																																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																														
1	PREF M B S	0%	- 2006																																						
Heated Area: 1000						HX Base Yr 2006																																			
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		404,422	
TOTAL MARKET OB/XF VALUE		55,184	
TOTAL LAND VALUE - MARKET		358,160	
TOTAL MARKET VALUE		483,060	
SOH/AGL Deduction		125,263	
ASSESSED VALUE		357,797	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		306,386	
TOTAL JUST VALUE		817,766	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		759,163	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048516	Roof Replacement	36,772	10/27/2023
32756	POOL	180	03/10/2015
24592	SFR	714	06/05/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/1623	4/21/2026	LE	U	I	14	100
GRANTOR: COX DONALD W (ENH LIF)						
GRANTEE: PRIDGEON HANNAH (RM)						
0967/2116	11/18/2002	WD	Q	V		162,500
GRANTOR: GLENN & LADONNA BOYET						
GRANTEE: DONALD & MICHELLE C						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
2	0040	BARN, POLE	0	100	50	78	3,900.00	UT	7.00	7.00	100	2014	2014	3	100	27,300	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0280	POOL R/CON	0	100	16	32	412.00	UT	70.00	70.00	100	2015	2015	3	79	22,784	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
TOTAL OB/XF															55,184		

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	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	64.12	AC		1.00	1.00	1.00	280.00	280.00	17,954							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	64.12	AC		1.00	1.00	1.00	5,500.00	5,500.00	352,660							

