LOT 16 DOE RUN S/D UNR:
COMM SW COR OF NW1/4 OF SW1/4, N
E 12 FT TO E R/W LAZY OAK RD (NK

AYLOR JOANN M & GEORGE A LIVING TRUST DATED OCTOBE
PO BOX 877
FORT WHITE, FL 32038

2027

09-6S-16-03804-116

BUILDING CHARACTERISTICS

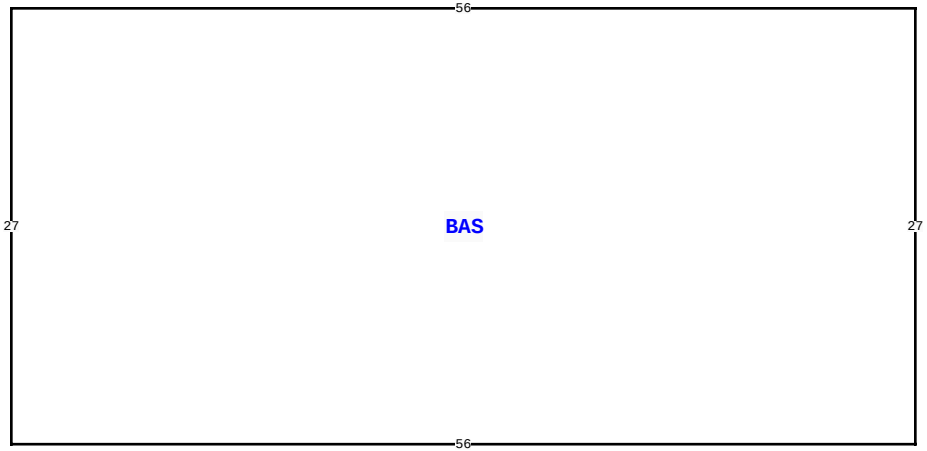
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	122,685
TOTALS	1,512			1,512	122,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	117.9000	109.65	165,791	2014	2013	0	0	0	26.00	74.00

1 MANUF 1 0% - 2021 Heated Area: 1512 HX Base Yr



302 SW LAUMAN GLN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	122,685
TOTAL MARKET OB/XF VALUE	20,200
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	156,515
SOH/AGL Deduction	427
ASSESSED VALUE	156,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,088
TOTAL JUST VALUE	252,995
NCON VALUE	13,200
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31161	M H	491	06/21/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1793	10/04/2024	QC	U	I	11	100
GRANTOR: AYLOR GEORGE A						
GRANTEE: AYLOR JOANN M & GEO						
1427/1032	12/30/2020	WD	U	I	30	79,300
GRANTOR: AYLOR WAYNE						
GRANTEE: AYLOR JOANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	0	25	25	1.00	UT	10,000.00	10,000.00	100	2027	2026		100	10,000	
3	0252	LEAN-TO W/	0	0	10	25	1.00	UT	1,200.00	1,200.00	100	2027	2026		100	1,200	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2027	2026		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 20,200

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	0200	C	MBL HM	0					1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	6200	A	PASTURE 3	0					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 04/30/2026 BY KS Total Acres: 10.01 Total Land Value: 13,630 Market: 99,000 Agricultural: 2,520 Common: 11,110 PRINTED 11/17/2026 BY SYS