

BEG SW COR OF SEC RUN N 112 FT E  
 FT, W 325 FT TO POB. EX WEST 50  
 RD R/W. (AKA PART OF LOT 7 P D H

WARNER BARRON MATTHEW/MEEKINS KAYLEIGH JOLITA  
 595 SW UPCHURCH AVE  
 LAKE CITY, FL 32024

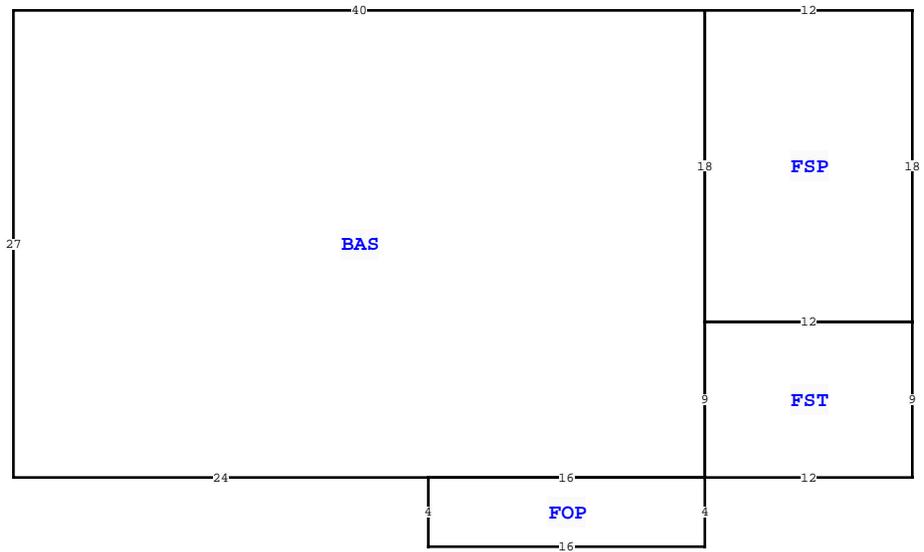
2026

10-4S-16-02860-010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floor	13	LAM/VNLPK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,244	117.9120	132.06	164,283	1979	2015	0	0	10.00	90.00		
1 SINGLE FAM 100% - 2025 Heated Area: 1080 HX Base Yr 2025													



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		06	10416.020	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,080	100		1,080	128,363		
FOP	64	30		19	2,258		
FSP	216	40		86	10,221		
FST	108	55		59	7,013		
<b>TOTALS</b>	<b>1,468</b>			<b>1,244</b>	<b>147,855</b>		

595 SW UPCHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		147,855	
TOTAL MARKET OB/XF VALUE		11,800	
TOTAL LAND VALUE - MARKET		7,920	
TOTAL MARKET VALUE		167,575	
SOH/AGL Deduction		0	
ASSESSED VALUE		167,575	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		116,164	
TOTAL JUST VALUE		167,575	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,218	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046388	Roof Replacement	15,000	01/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/2525	4/04/2023	WD	Q	I	01	200,000
GRANTOR: COX CONNIE L						
GRANTEE: WARNER BARRON MATTH						
1302/2101	10/15/2015	WD	U	I	12	25,300
GRANTOR: LNV CORPORATION						
GRANTEE: CONNIE L COX						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S27 E24 FOP= S4 E16N4 W16\$ E16 FST= E12 N9 W12 S9\$ N9 FSP= E12 N18 W12 S18\$ N18\$.	

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	0020	BARN,FR	0 100	32	30	960.00	UT	15.00	15.00	25	2010	2010	3	25	3,600	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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		*RSPMH	50.00	0.00	0.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	5,500									
2	0000	C	VAC RES	100		*RSPMH	0.00	0.00	0.22	AC		1.00	1.00	1.00	11,000.00	11,000.00	2,420									