COMM SE COR OF N1/2 OF SE1/4
OF SE1/4, RUN W 555 FT FOR
POB, RUN N 199.88 FT, E 185

ODUM CHRISTOPHER A/ODUM DAWN M
180 SW JUSTIN GLEN
LAKE CITY, FL 32024

2027

10-4S-16-02866-003

BUILDING CHARACTERISTICS

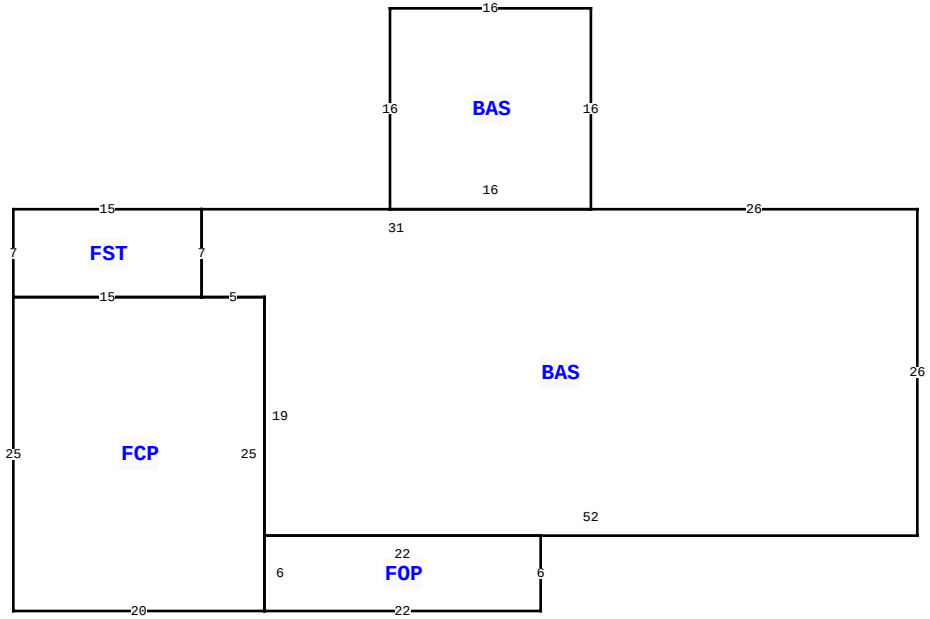
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	10416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	21,201
BAS	1,387	100		1,387	114,867
FCP	500	25		125	10,352
FOP	132	30		40	3,312
FST	105	55		58	4,804
TOTALS	2,380			1,866	154,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,866	115.8300	127.41	237,747	1977	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1643 HX Base Yr 2007



180 SW JUSTIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
3	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960	
4	0166	CONC,PAVMT	0	100	0	0	1,240.00	UT	2.50	2.50	100	0	0	3	100	3,100	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,536
TOTAL MARKET OB/XF VALUE		6,110
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		195,646
SOH/AGL Deduction		64,856
ASSESSED VALUE		130,790
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,379
TOTAL JUST VALUE		195,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044424	Roof Replacement	14,701	05/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1085/1048	5/26/2006	WD	Q	I		115,000
GRANTOR: NORMA CARVER						
GRANTEE: CHRISTOPHER A & DAW						
0377/0478	4/01/1977	03	Q	I		32,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 BAS= N16 W16 S16 E16$ W31 FST= W15 S7 E15 N7$ S7
FCP= W15 S25 E20 N25 W5$ E5 S19 FOP= S6 E22 N6 W22$ E52 N26$.

LAND DESCRIPTION

TOTAL OB/XF 6,110

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.80 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS