COMM SE COR OF NW1/4 OF SW1/4, R
FOR POB, RUN W 250 FT, N 134.17
FT, S 134.17 FT TO POB. (LOT 15

BYRD CHARLES ADRIAN
237 SW ASCENA TER
LAKE CITY, FL 32024

2026

10-4S-16-02874-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

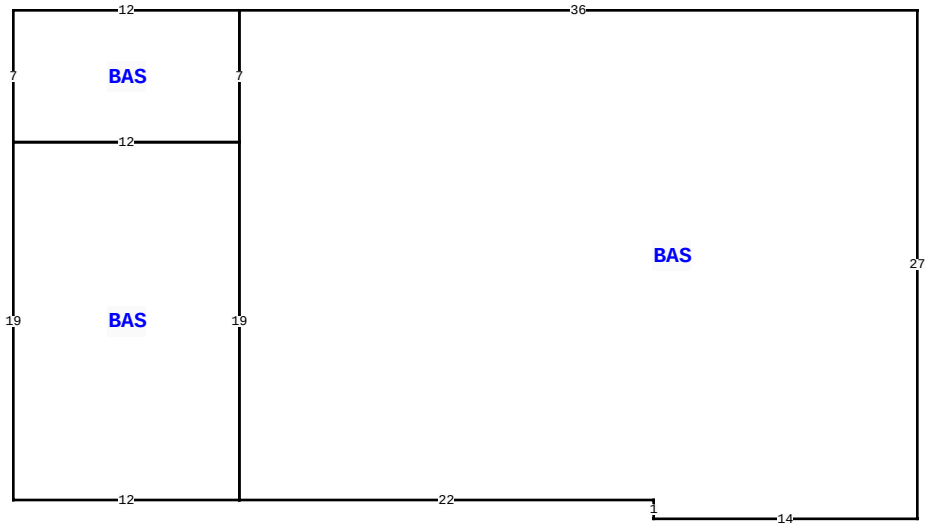
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	7,314
BAS	228	100		228	19,852
BAS	950	100		950	82,714
TOTALS	1,262			1,262	109,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,262	117.5040	133.95	169,045	1971	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1262 HX Base Yr 2021



237 SW ASCENA TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		109,879
TOTAL MARKET OB/XF VALUE		2,540
TOTAL LAND VALUE - MARKET		16,748
TOTAL MARKET VALUE		129,167
SOH/AGL Deduction		23,980
ASSESSED VALUE		105,187
TOTAL EXEMPTION VALUE	HX HB 13	105,187
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		129,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1385/0786	5/24/2019	WD	Q	I	01	105,000
GRANTOR: KELLY STEPHENSON F/K/						
GRANTEE: CHARLES ADRIAN BYRD						
1077/1812	3/16/2006	WD	Q	I		97,500
GRANTOR: JOYCE LOOKINGBILL						
GRANTEE: KELLY M PARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 BAS= W12 S7 E12 N7$S7 BAS= W12 S19 E12 N19$ S19 E22 S1 E14 N27$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	50	0	0	3	50	540	

LAND DESCRIPTION

TOTAL OB/XF 2,540

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		*RSFMN	134.00	250.00	0.77	AC		1.00	1.00	1.50	14,500.00	21,750.00	16,748							

REVIEW DATE 01/19/2024 BY KS Total Acres: 0.77 Total Land Value: 16,748 Market: 0 Agricultural: 0 Common: 16,748 PRINTED 05/08/2026 BY SYS