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

2027

10-4S-16-02874-000

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

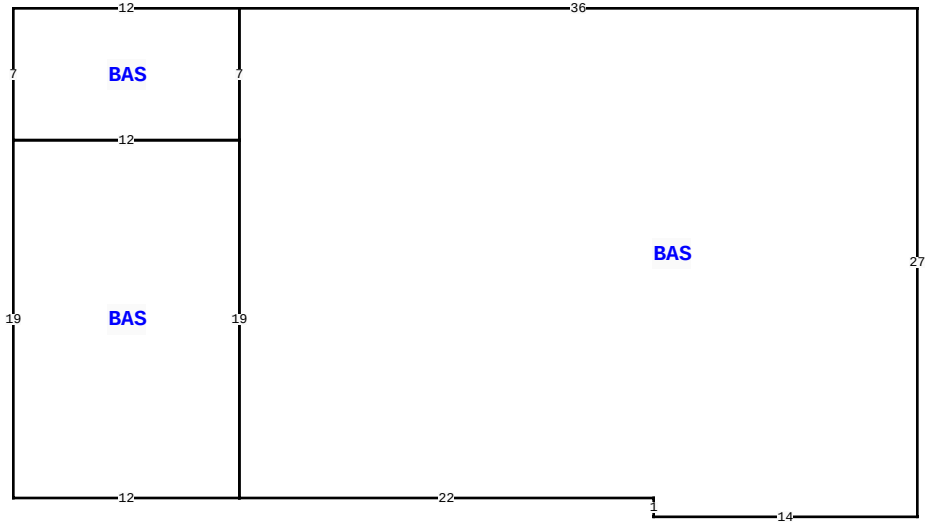
NEIGHBORHOOD/LOC 10416.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	7,057
BAS	228	100		228	19,155
BAS	950	100		950	79,812
TOTALS	1,262			1,262	106,024

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	129.25	163,114	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	

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	106,024
TOTAL MARKET OB/XF VALUE	2,540
TOTAL LAND VALUE - MARKET	16,748
TOTAL MARKET VALUE	125,312
SOH/AGL Deduction	16,969
ASSESSED VALUE	108,343
TOTAL EXEMPTION VALUE	HX HB 13 108,343
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	125,312
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$.

LAND DESCRIPTION

TOTAL OB/XF 2,540

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		*RSFMM	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 11/17/2026 BY SYS