

COMM NW COR OF SW1/4, RUN S 73.6
CR-240, E ALONG R/W 11 FT FOR PO
R/W 325 FT, S 300 FT, W 64 FT, S

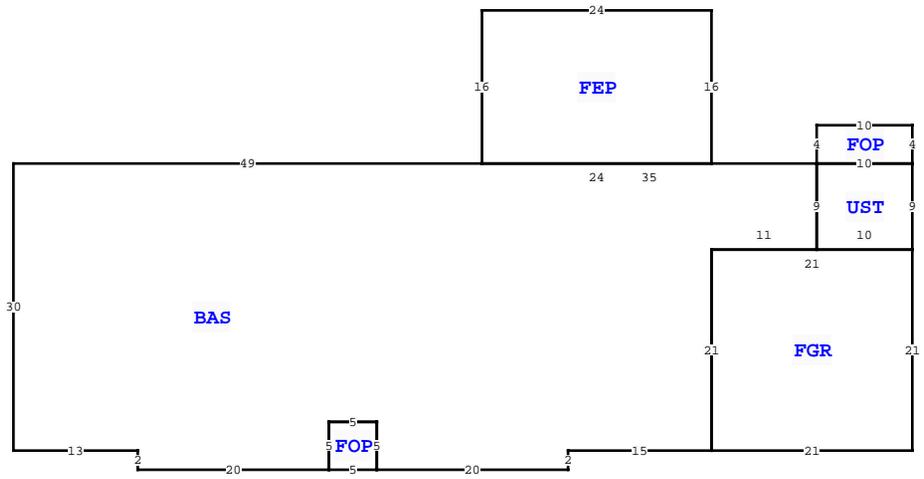
BOWLING BRIAN WAYNE/BOWLING DEENICIA LASHAY
6930 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

10-5S-16-03525-004

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 Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,964	129.9351	145.53	431,351	1977	2010	0	0	15.00	85.00	
1 SINGLE FAM 100% - 2021 Heated Area: 2354 HX Base Yr 2021												



Quality		06 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC		10516.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,354	100		2,354	291,191
FEP	384	80		307	37,976
FGR	441	55		243	30,059
FOP	25	30		8	989
FOP	40	30		12	1,484
UST	90	45		40	4,948
TOTALS	3,334			2,964	366,648

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,500	
5	0031	BARN, MT AE	0	100	0	0	1,440.00	UT	11.00	11.00	100	2017	2017	3	100	15,840	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION																								
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		A-1	0.00	0.00	5.48	AC		1.00	1.00	1.00	9,000.00	9,000.00	49,320							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			366,648
TOTAL MARKET OB/XF VALUE			26,640
TOTAL LAND VALUE - MARKET			49,320
TOTAL MARKET VALUE			442,608
SOH/AGL Deduction			61,904
ASSESSED VALUE			380,704
TOTAL EXEMPTION VALUE			380,704
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			442,608
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			446,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1474	8/04/2020	WD	Q	I	05	435,000
GRANTOR: MARLO YATES						
GRANTEE: BRIAN WAYNE & DENNI						
1335/2637	5/01/2017	WD	Q	I	01	350,000
GRANTOR: JAMES & ELIZA CURRY						
GRANTEE: SAMUEL & MARLO YATE						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W35 FEP= N16 E24 S16 W24\$ W49 S30 E13 S2 E20 FOP= E5 N5 W5S5\$ N5 E5 S5 E20 N2 E15 FGR= E 21 N21 W21 S21\$ N21 E11 UST= E10 N9 W10 S9\$ N9\$ FOP= E10 N4 W10 S4\$.												