

COMM NW COR SW/14, S 73.61 FT TO
ALONG R/W 336 FT FOR POB, CONT E
FT, S 300 FT, W 250 FT, N 300 FT

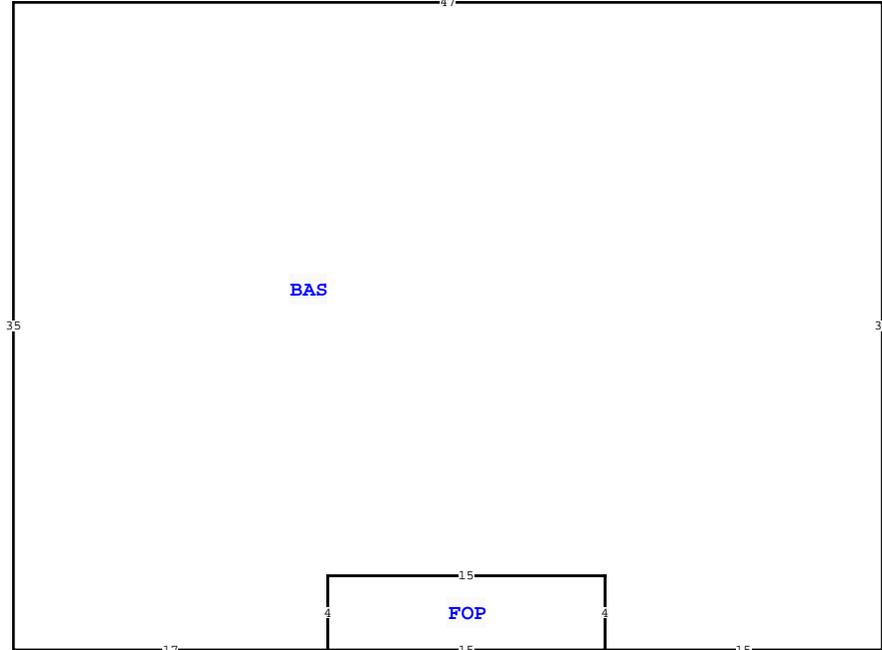
PERRY MATTHEW GLEN/PERRY CONNIE LYNN
6848 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

10-5S-16-03525-006
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BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	15 HARDTILE 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	02 02 100				
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	1,585	100		1,585	190,153
FOP	60	30		18	2,159
TOTALS	1,645			1,603	192,312

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2021			256,416	2000	2000	0	0	25.00	75.00
Heated Area: 1585			HX Base Yr 2021								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			192,312
TOTAL MARKET OB/XF VALUE			54,976
TOTAL LAND VALUE - MARKET			27,200
TOTAL MARKET VALUE			274,488
SOH/AGL Deduction			128,855
ASSESSED VALUE			145,633
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			94,222
TOTAL JUST VALUE			274,488
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			275,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35237	STORAGE	597	04/26/2017
16215	SFR	265	11/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/2462	8/20/2020	WD	Q	I	01	265,900
GRANTOR: DONNA & LEWIS L WORDE						
GRANTEE: MATTHEW GLEN & CONN						
1331/2240	2/23/2017	WD	Q	I	01	172,000
GRANTOR: CHRISTOPHER CURRY						
GRANTEE: DONNA & LEWIS L WOR						

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	0	2.00	2.00	100	2000	2000	3	100	2,096	
2	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	2007	2007	3	100	800	
3	0190	FPLC PF	0	100	0	0	0	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
4	0031	BARN, MT AE	0	100	30	54	0	30.00	30.00	100	2017	2017	3	100	48,600	
5	0251	LEAN TO W/	0	100	12	19	0	10.00	10.00	100	2017	2017	3	100	2,280	

TOTAL OB/XF												54,976					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/20/2026	MLU										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W47 S35 E17 FOP= E15 N4 W15 S4\$ N4 E15 S4 E15 N35\$.											

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		A-1	0.00	0.00	1.70	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,200							