

COMM NE COR SEC, W 592.37 FT TO  
S ALONG R/W 323.95 FT FOR POB, C  
602.07 FT TO E R/W A C L RR, N A

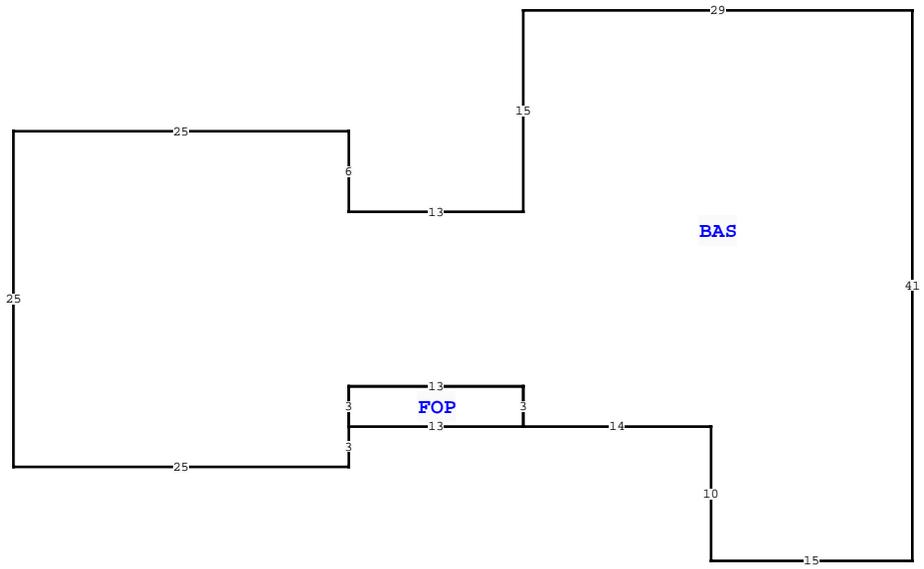
BALLARD DEBORAH/BALLARD WILLIAM EDWIN  
8456 SW STATE ROAD 47  
LAKE CITY, FL 32024

**2026**

10-5S-16-03537-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floor	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	10
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	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,843	100	
FOP	39	30	
TOTALS	1,882		
			1,855 160,304

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,855	116.6220	132.95	246,622	1977	1977	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1843 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		160,304	
TOTAL MARKET OB/XF VALUE		2,600	
TOTAL LAND VALUE - MARKET		118,725	
TOTAL MARKET VALUE		211,079	
SOH/AGL Deduction		0	
ASSESSED VALUE		211,079	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		211,079	
TOTAL JUST VALUE		281,629	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,905	
LAND: 2:1: SFR ON COUNTY GRADE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/728	4/15/2026	WD	Q	I	01	345,000
GRANTOR: BRENNAN ROBERT						
GRANTEE: BALLARD DEBORAH						
1499/963	9/21/2023	LE	U	I	14	100
GRANTOR: BRENNAN CYNTHIA						
GRANTEE: BRENNAN CYNTHIA (EN						

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	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

TOTAL OB/XF													
2,600													

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	0		A-1	0.00	0.00	5.83	AC		1.00	1.00	1.00	7,500.00	7,500.00	43,725							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	75,000							