

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

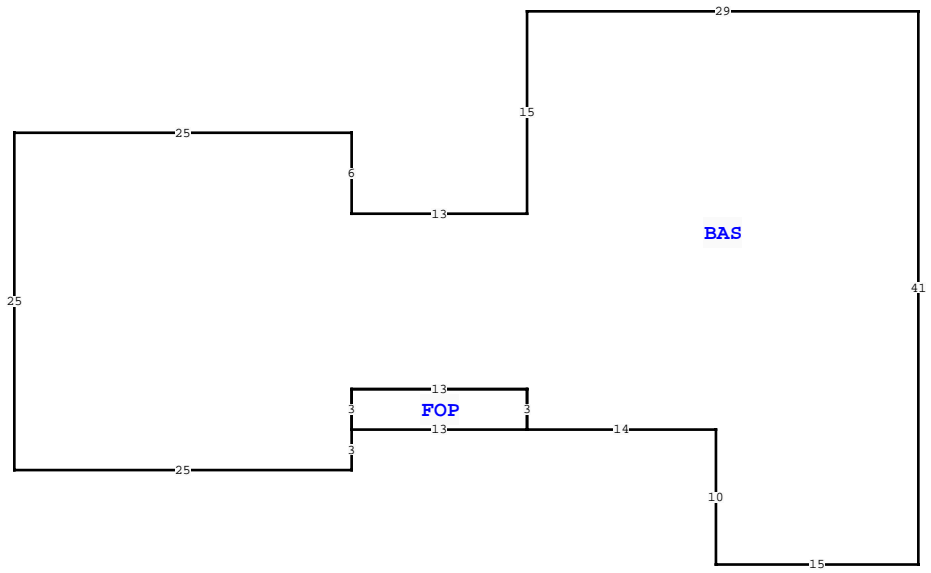
BALLARD DEBORAH/BALLARD WILLIAM EDWIN 8456 SW STATE ROAD 47 LAKE CITY, FL 32024

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 Units	05	CONV	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		1,855 157,495

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	130.62	242,300	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			157,495
TOTAL MARKET OB/XF VALUE			2,600
TOTAL LAND VALUE - MARKET			118,725
TOTAL MARKET VALUE			208,270
SOH/AGL Deduction			0
ASSESSED VALUE			208,270
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			208,270
TOTAL JUST VALUE			278,820
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,905
LAND:2:1: SFR ON COUNTY GRADE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055846	Electrical Servic		06/05/2026
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / 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			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W29 S15 W13 N6 W25 S25 E25 N3 FOP= E13 N3 W13 S3 N3E13 S3 E14 S10 E15 N41S.			

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	

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							