(AKA LOT 3 SOUTHFORK UNREC):
COMM SW COR, RUN E 46.86 FT
TO A PT ON E R/W SR-47, RUN N

BARGAR CHARLES JOHN II/BARGAR CHUN CHA
229 SW MARVIN BURNET RD
LAKE CITY, FL 32025

**2027**

**10-6S-16-03814-103**

## BUILDING CHARACTERISTICS

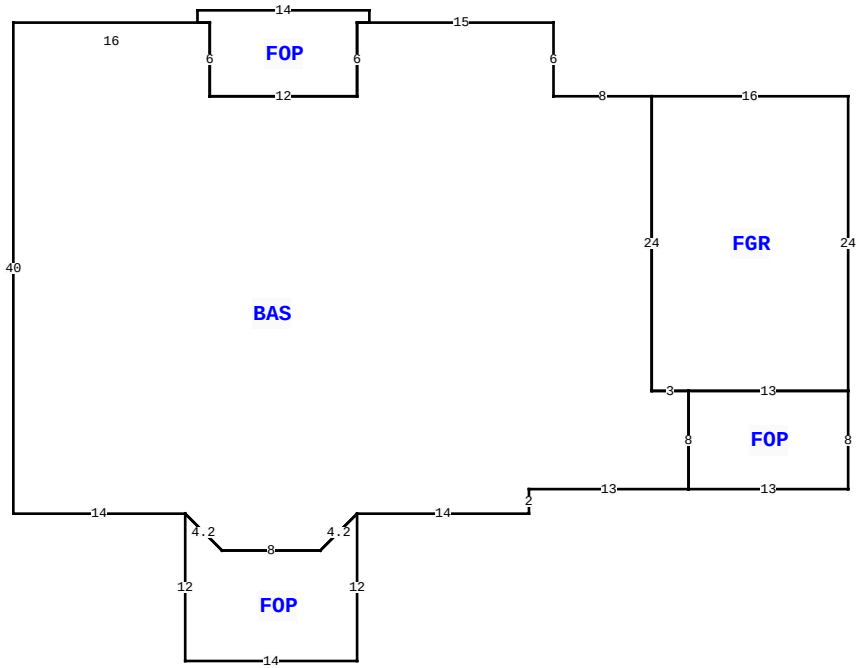
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 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 | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | | 10616.020 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,997 | 100 | | 1,997 | 228,741 |
| FGR | 384 | 55 | | 211 | 24,168 |
| FOP | 86 | 30 | | 26 | 2,978 |
| FOP | 104 | 30 | | 31 | 3,551 |
| FOP | 135 | 30 | | 40 | 4,582 |
| TOTALS | 2,706 | | | 2,305 | 264,020 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,305 | 131.8086 | 144.99 | 334,202 | 2004 | 2004 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1997 HX Base Yr




232 SW JADE CT, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 264,020 |
| TOTAL MARKET OB/XF VALUE | 5,828 |
| TOTAL LAND VALUE - MARKET | 110,110 |
| TOTAL MARKET VALUE | 315,638 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 315,638 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 315,638 |
| TOTAL JUST VALUE | 379,958 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 384,765 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051771 | Roof Replacement | 20,000 | 12/11/2024 |
| 21634 | SFR | 570 | 03/18/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0998/2338 | 10/29/2003 | WD | Q | V | | 44,000 |
| GRANTOR: BARBARA C TOVES | | | | | | |
| GRANTEE: CHARLES JOHN II & C | | | | | | |
| 0872/0988 | 12/30/1998 | WD | Q | V | | 35,000 |
| GRANTOR: GLENN FARMS | | | | | | |
| GRANTEE: TOVES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W8 N6 W15 FOP= N1 W14 S1 E1 S6 E12 N6 E1$ W1 S6 W12 N6 W16 S40 E14 FOP= S12 E14 N12 L3 D3 W8 U3 L3 $ R3 D3 E8 U3 R3 E14 N2 E13 FOP= E13 N8 W13 S8$ N8 FGR= E13 N24 W16 S24 E3$ W3 N24 $.

## 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 | 0296 | SHED METAL | 0 | 0 | 8 | 12 | 96.00 | UT | 5.00 | 5.00 | 100 | 2004 | 2004 | 3 | 100 | 480 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 774.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 1,548 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 2,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |
| 5 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 400 | |
| 6 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,828

| 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 | 0 | | A-1 | 0.00 | 0.00 | 4.01 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 44,110 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 6.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,680 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 6.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 66,000 | | | | | | | |

REVIEW DATE 04/29/2026 BY KS Total Acres: 10.01 Total Land Value: 45,790 Market: 66,000 Agricultural: 1,680 Common: 44,110 PRINTED 11/17/2026 BY SYS