COMM NE COR OF SE1/4 OF NW1/4, R
TO E R/W OF SR-247, RUN SW ALONG
FOR POB, CONT SE 210.15 FT, SW 2

PRESLEY JACOB/PRESLEY KAYLEIGH
2065 SW STATE RD 247
LAKE CITY, FL 32024

2027

11-4S-16-02907-000

BUILDING CHARACTERISTICS

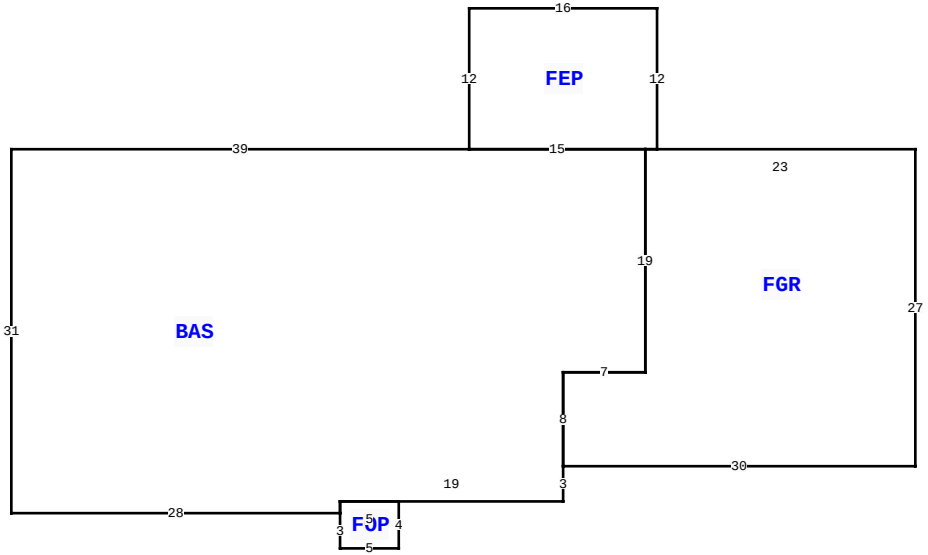
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,571	100		1,571	132,096
FEP	192	80		154	12,949
FGR	677	55		372	31,279
FOP	20	30		6	504
TOTALS	2,460			2,103	176,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	117.6000	129.36	272,044	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1571 HX Base Yr 2023



2065 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,829
TOTAL MARKET OB/XF VALUE		6,900
TOTAL LAND VALUE - MARKET		87,120
TOTAL MARKET VALUE		270,849
SOH/AGL Deduction		41,252
ASSESSED VALUE		229,597
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,186
TOTAL JUST VALUE		270,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/703	4/23/2021	WD	Q	I	01	185,000
GRANTOR: LSJ PROPERTIES INC						
GRANTEE: PRESLEY JACOB						
1113/1420	3/02/2007	WD	Q	I		180,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: LSJ PROPERTIES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S31 E28 FOP= S3 E5 N4 W5 S1$ N1 E19 N3 FGR= E30 N27 W23 S19 W7 S8$ N8 E7 N19 FEP= E1 N12 W16 S12 E15$ W15$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	10	130	1,300.00	UT	3.00	3.00	100	1993	1993	3	100	3,900	

LAND DESCRIPTION

TOTAL OB/XF 6,900

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	1001	C	MISC COMMERC	100		CG	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	2.00	2.00	87,120							

REVIEW DATE 01/11/2024 BY KS Total Acres: 1.00 Total Land Value: 87,120 Market: 0 Agricultural: 0 Common: 87,120 PRINTED 11/17/2026 BY SYS