COMM NE COR OF SEC, RUN S
ALONG E LINE 891.29 FT TO
SE'LY R/W SR-247, RUN SW ALONG

EGAN EDWARD D
2893 DECIDELY ST
GREEN COVE SPRINGS, FL 32043

2027

11-5S-15-00434-000

BUILDING CHARACTERISTICS

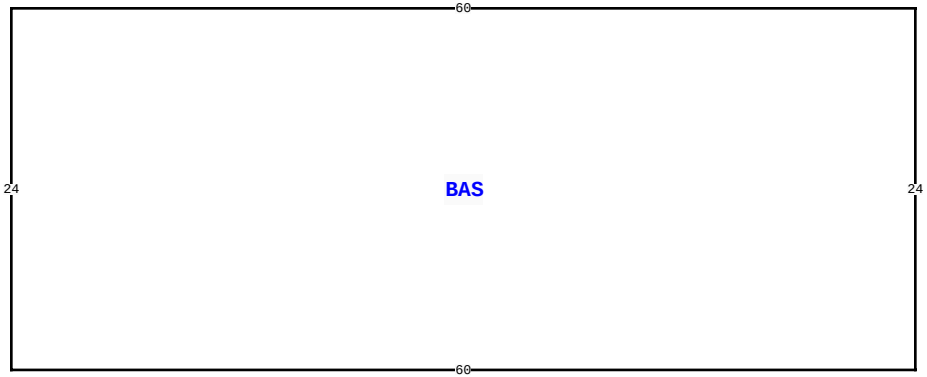
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	35,430
TOTALS	1,440			1,440	35,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	102.5100	61.51	88,574	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr



110 SW EGAN GLN, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
6	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
8	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
10	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 24,200

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	0200	C	MBL HM	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	63,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	281.00	281.00	3,372							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,000							

REVIEW DATE 03/11/2025 BY JB Total Acres: 19.00 Total Land Value: 66,372 Market: 108,000 Agricultural: 3,372 Common: 63,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	35,430
TOTAL MARKET OB/XF VALUE	24,700
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	126,502
SOH/AGL Deduction	0
ASSESSED VALUE	126,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,502
TOTAL JUST VALUE	231,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,130

XFOB:7:1: CONC MH (#4)
LAND:6:1: MULTI USE
XFOB:4:1: HOLL MH (#3)
XFOB:3:1: CHAP MH (#2) (EGAN'S LIVE HERE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8458	PUMP/UTPOL	30	06/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0810/1801	9/15/1995	WD	U	I	12	10,000
GRANTOR: CLIFFORD E & DENA E D						
GRANTEE: EDWARD D & JANET T						
0778/1119	8/10/1993	WD	Q	I		94,000
GRANTOR: LEONARD & ELMA GRANT						
GRANTEE: EGAN (1/2) DYER (1/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

COMM NE COR OF SEC, RUN S
ALONG E LINE 891.29 FT TO
SE'LY R/W SR-247, RUN SW ALONG

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GREEN COVE SPRINGS, FL 32043

2027

11-5S-15-00434-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11515.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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BASE TAXABLE VALUE	126,502
TOTAL JUST VALUE	231,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,130

XFOB:2:1: HARV MH (#1)

BLDG:1:1: HARV MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0810/1801	9/15/1995	WD	U	I	12	10,000
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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

REVIEW DATE 03/11/2025 BY JB Total Acres: 19.00 Total Land Value: 66,372 Market: 108,000 Agricultural: 3,372 Common: 63,000 PRINTED 11/17/2026 BY SYS