COMM SE COR OF SE1/4, RUN N 3252
FOR POB, RUN N 208.72 FT TO S R/
W ALONG RD 208.72 FT, S 208.72 F

ALBRIGHT BARBARA C REVOCABLE LIVING TRUST
215 NW FAIRWAY HILLS GLN, UT 3
LAKE CITY, FL 32055

2027

11-5S-16-03565-000

BUILDING CHARACTERISTICS

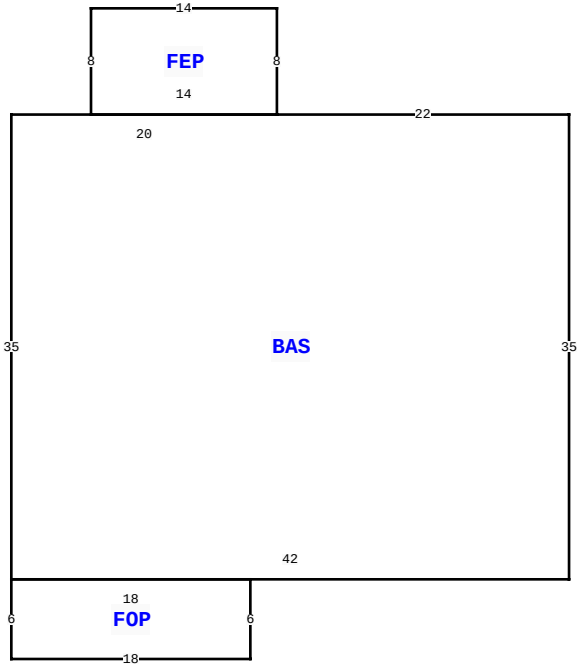
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100		1,470	88,078
FEP	112	80		90	5,392
FOP	108	30		32	1,918
TOTALS	1,690			1,592	95,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,592	83.7986	92.18	146,751	1961	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1470 HX Base Yr 2022



4934 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
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	0021	BARN,FR AE	0	100	16	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0294	SHED WOOD/	0	100	9	9	81.00	UT	7.50	7.50	70	1993	1993	3	70	425	
3	0251	LEAN TO W/	0	100	14	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,388
TOTAL MARKET OB/XF VALUE		3,725
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		119,113
SOH/AGL Deduction		14,380
ASSESSED VALUE		104,733
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,322
TOTAL JUST VALUE		119,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29070	MAINT/ALTR	30	12/14/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/754	8/06/2026	WD	U	I	12	74,100
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ALBRIGHT BARBARA C						
1566/2188	4/01/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT (LARRA						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FEP= N8 W14 S8 E14$W20S35 FOP= S6 E18 N6 W18$ E42 N35$.

LAND DESCRIPTION

TOTAL OB/XF 3,725

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 09/19/2019 BY BC Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS