2.47 AC IN SW COR OF SW1/4 OF
SE1/4 & SE1/4 OF SW1/4, EX
2.47 AC IN NE COR & EX 1 AC TO

COMBEST EDGAR JR TRUSTEE
638 SE MYRTIS RD
LAKE CITY, FL 32025

**2027**

**11-5S-17-09204-001**

## BUILDING CHARACTERISTICS

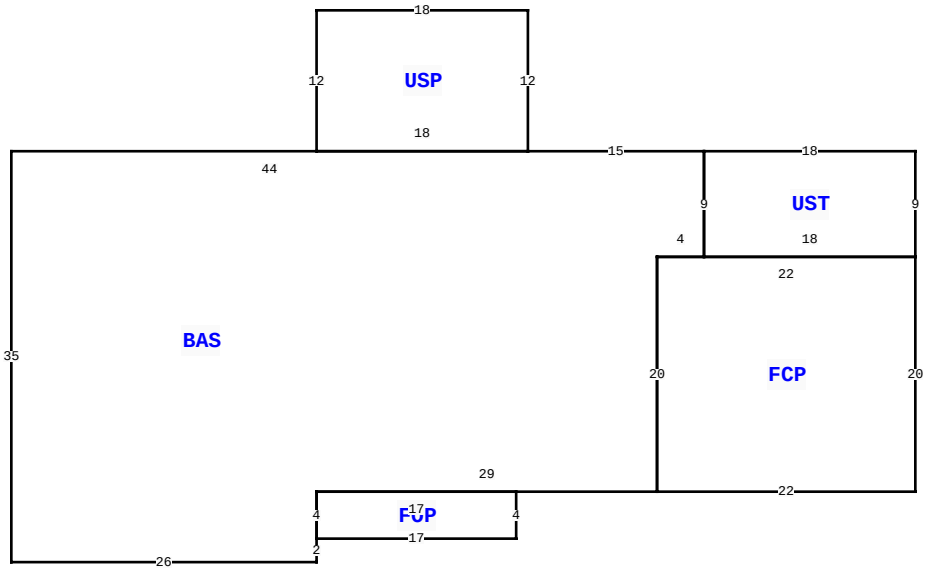
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 06 | VINYL ASB 30 |
| 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 | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 11517.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,787 | 100 | | 1,787 | 126,040 |
| FCP | 440 | 25 | | 110 | 7,758 |
| FOP | 68 | 30 | | 20 | 1,411 |
| USP | 216 | 35 | | 76 | 5,361 |
| UST | 162 | 45 | | 73 | 5,149 |
| TOTALS | 2,673 | | | 2,066 | 145,718 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,066 | 98.6490 | 108.51 | 224,182 | 1974 | 1974 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1787 HX Base Yr




638 SE MYRTIS RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0210 | GARAGE U | 0 | 100 | 20 | 30 | 600.00 | UT | 4.30 | 4.30 | 80 | 0 | 0 | 3 | 80 | 2,064 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 20 | 60 | 1,200.00 | UT | 0.75 | 0.75 | 100 | 0 | 0 | 3 | 100 | 900 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,580.00 | UT | 0.70 | 0.70 | 100 | 0 | 0 | 3 | 100 | 1,806 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 145,718 |
| TOTAL MARKET OB/XF VALUE | | 5,970 |
| TOTAL LAND VALUE - MARKET | | 434,500 |
| TOTAL MARKET VALUE | | 179,028 |
| SOH/AGL Deduction | | 66,110 |
| ASSESSED VALUE | | 112,918 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 56,507 |
| TOTAL JUST VALUE | | 586,188 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 588,847 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1102/2530 | 11/14/2006 | WD | Q | I | 01 | 100 |

GRANTOR: EDGAR COMBEST JR

GRANTEE: EDGAR COMBEST JR TR

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 USP= N12 W18 S12 E18$ W44 S35 E26 N2 FOP= E17N4 W17 S4$ N4 E29 FCP= E22 N20 W22 S20$ N20 E4 UST= E18 N9 W18 S9$ N9$.

## LAND DESCRIPTION

TOTAL OB/XF 5,970

| 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 | 5,500.00 | 5,500.00 | 5,500 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | | 0.00 | 0.00 | 78.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 21,840 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 78.00 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 429,000 | | | | | | | |

REVIEW DATE 08/04/2017 BY BC Total Acres: 79.00 Total Land Value: 27,340 Market: 429,000 Agricultural: 21,840 Common: 5,500 PRINTED 11/17/2026 BY SYS