

COMM NW COR OF NE1/4 OF SW1/4,
E 77.94 FT, N 12.53 FT TO SW
COR OF CREEKSIDE S/D, E 676.51

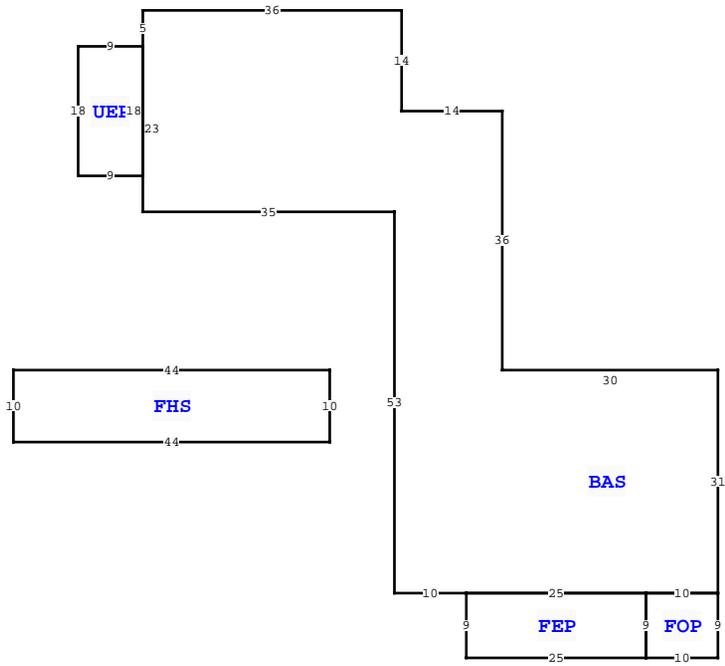
BAILEY DUSTIN RUDOLPH
1760 NW 14TH AVE, APT K156
GAINESVILLE, FL 32605

2026

12-4S-16-02940-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	50
Exterior Wall	19	COMMON BRK	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame		N/A	100
Stories	1.5	1.5	100
Architctual Units	05	CONV	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,929	100	
FEP	225	80	
FHS	440	60	
FOP	90	30	
UEP	162	60	
TOTALS	3,846		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	3,497	89.2206	101.71	355,680	1950	1950	0	0	20	35.00	45.00		
1 SINGLE FAM 0% - 0 Heated Area: 3369 HX Base Yr														



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	160,056		
TOTAL MARKET OB/XF VALUE	8,440		
TOTAL LAND VALUE - MARKET	72,000		
TOTAL MARKET VALUE	180,232		
SOH/AGL Deduction	832		
ASSESSED VALUE	179,400		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	179,400		
TOTAL JUST VALUE	240,496		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	237,695		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16545	SFR	285	01/28/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/0393	2/22/2018	WD	U	I	11	100

GRANTOR: LOID RUSSELL BAILEY &
GRANTEE: DUSTIN RUDOLPH BAIL
0626/0521 5/20/1987 WD Q V 01 90
GRANTOR: JACK R HERNDON SR & E
GRANTEE: LOID RUSSELL BAILEY

EXTRA FEATURES																	
L N	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	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,920.00	1,920.00	50	0	0	3	50	960	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	100	2,000	
3	0060	CARPORT F	0	0	20	46	920.00	UT	3.00	3.00	50	1993	1993	3	50	1,380	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0297	SHED CONCR	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	200	
7	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,500	
8	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
TOTAL OB/XF 8,440																	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0			0.00	0.00	6.20	AC		1.00	1.00	1.00	280.00	280.00	1,736							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	6.20	AC		1.00	1.00	1.00	10,000.00	10,000.00	62,000							