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

2027

12-4S-16-02940-000

BUILDING CHARACTERISTICS

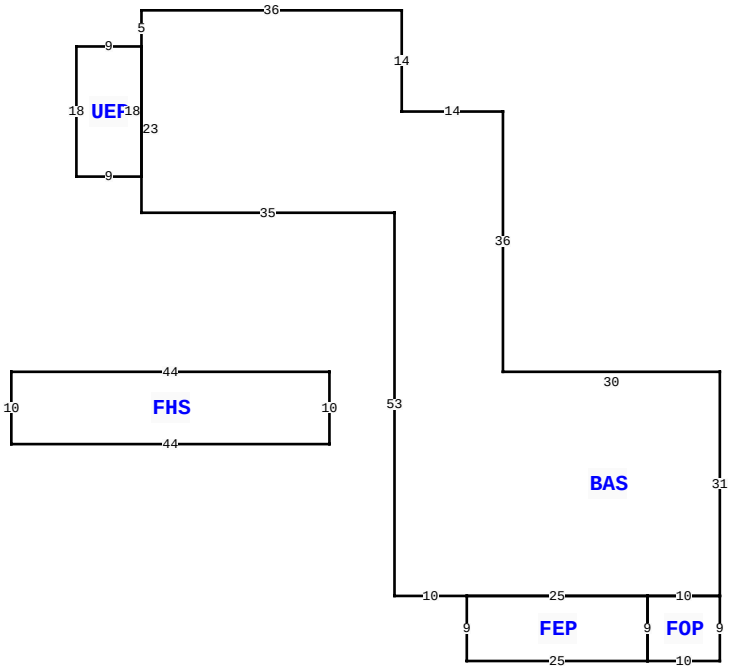
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,929	100		2,929	129,353
FEP	225	80		180	7,949
FHS	440	60		264	11,659
FOP	90	30		27	1,193
UEP	162	60		97	4,284
TOTALS	3,846			3,497	154,438

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	98.14	343,196	1950	1950	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 0 Heated Area: 3369 HX Base Yr



2240 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	154,438
TOTAL MARKET OB/XF VALUE	8,440
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	174,614
SOH/AGL Deduction	0
ASSESSED VALUE	174,614
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,614
TOTAL JUST VALUE	234,878
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,695

XFOB:1:1: SHED IS ATTACHED TO UGR

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 N36 W14 N14 W36 S5 UEP= W9 S18 E9 N18$ S23 E35 S53 E10 FEP= S9 E25 N9W25$ E25 FOP= S9 E10 N9 W10$ E10 N31$ PTR= W54 FHS= W44 S10 E44 N 10$ E54$.

LAND DESCRIPTION

TOTAL OB/XF 8,440

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	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							

REVIEW DATE 10/13/2023 BY JB Total Acres: 7.20 Total Land Value: 11,736 Market: 62,000 Agricultural: 1,736 Common: 10,000 PRINTED 11/17/2026 BY SYS