

COMM SE COR, RUN W 28.15 FT TO W
WIRE RD, RUN N 257.37 FT FOR POB
FT, N 427.94 FT, E 847.93 FT, S

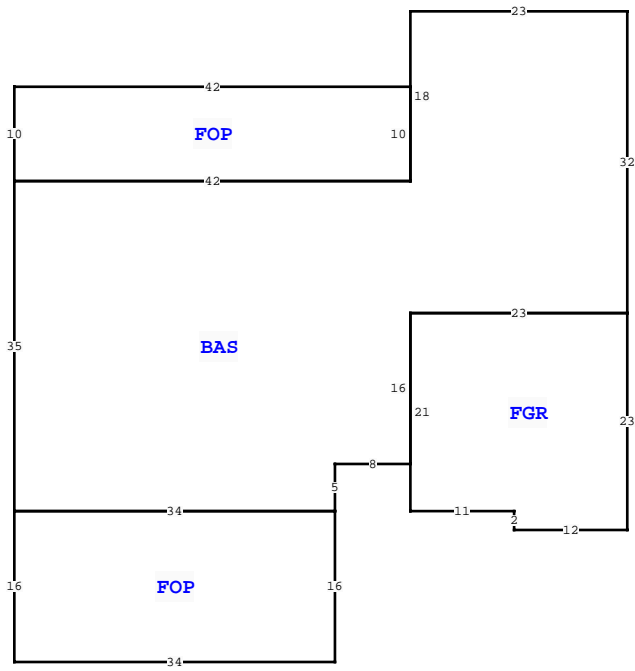
BOWEN GERALD LYNN/BOWEN ELBA ESPANOL
1680 SW OLD WIRE RD
LAKE CITY, FL 32024

2026

14-5S-16-03617-003
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,166	100	
FGR	507	55	
FOP	420	30	
FOP	544	30	
TOTALS	3,637		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2022									
				Heated Area:	2166			HX Base Yr	2022			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			363,752
TOTAL MARKET OB/XF VALUE			1,700
TOTAL LAND VALUE - MARKET			91,300
TOTAL MARKET VALUE			419,810
SOH/AGL Deduction			51,549
ASSESSED VALUE			368,261
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			316,850
TOTAL JUST VALUE			456,752
NCON VALUE			1,100
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			456,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40166	SFR	0	07/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/2207	5/05/2026	WD Q	Q	I	01	639,000
GRANTOR: HOLMES THOMAS JOHN						
GRANTEE: BOWEN GERALD LYNN						
1328/1320	12/30/2016	WD Q	Q	V	01	50,000
GRANTOR: GREGG L & CYMANDE A B						
GRANTEE: THOMAS JOHN & HALEY						

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	0166	CONC, PAVMT	0	100	0	0	0	1.00	UT	600.00	600.00	100	2021	2020	100	600
2	0120	CLFENCE 4	0	100	0	0	0	1.00	UT	600.00	600.00	100	2026	2025	100	600
3	0294	SHED WOOD/	0	100	0	0	0	1.00	UT	500.00	500.00	100	2026	2025	100	500

TOTAL OB/XF												
1,700												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=11,11] E34 N5 E8 N16 E23 N32 W23 S18 W42 S35 \$												
FOP=[ORIG=11,11] E34 S16 W34 N16 \$												
FOP=[ORIG=11,-34] E42 S10 W42 N10 \$												
FGR=[ORIG=53,11] E11 S2 E12 N23 W23 S21 \$												

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	100		A-1	0.00	0.00	4.80	AC		1.00	1.00	1.00	11,000.00	11,000.00	52,800								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	3.50	AC		1.00	1.00	1.00	445.00	445.00	1,558								
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	3.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	38,500								