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

2027

14-5S-16-03617-003

BUILDING CHARACTERISTICS

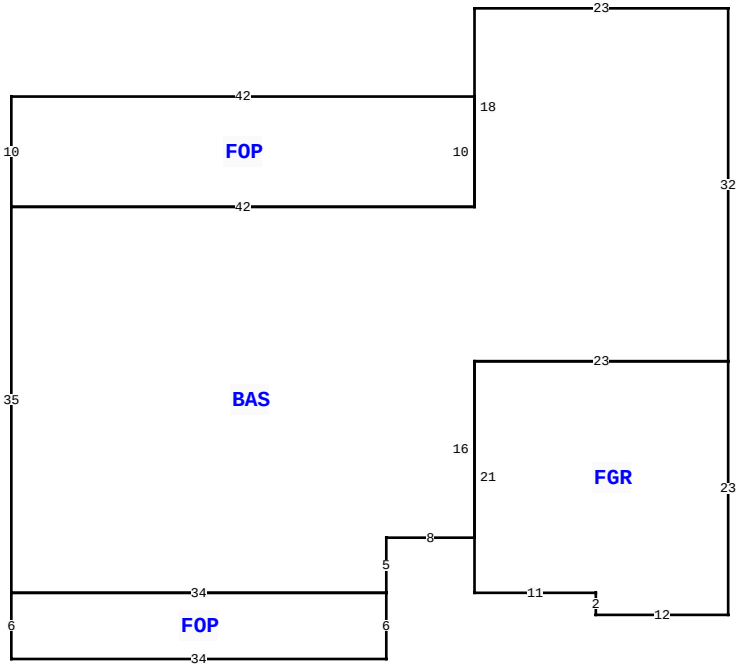
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,166	100		2,166	305,140
FGR	507	55		279	39,305
FOP	204	30		61	8,593
FOP	420	30		126	17,751
TOTALS	3,297			2,632	370,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,632	129.3600	142.30	374,534	2020	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2022 Heated Area: 2166 HX Base Yr 2022



1680 SW OLD WIRE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	600.00	600.00	100	2021	2020		100	600	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		370,789
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		91,300
TOTAL MARKET VALUE		426,847
SOH/AGL Deduction		47,585
ASSESSED VALUE		379,262
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		327,851
TOTAL JUST VALUE		463,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056263	Storage Building	15,975	08/04/2026
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	I	01	639,000
GRANTOR: HOLMES THOMAS JOHN						
GRANTEE: BOWEN GERALD LYNN						
1328/1320	12/30/2016	WD	Q	V	01	50,000
GRANTOR: GREGG L & CYMANDE A B						
GRANTEE: THOMAS JOHN & HALEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=11,11] E34 N5 E8 N16 E23 N32 W23 S18 W42 S35 $
FOP=[ORIG=11,11] E34 S6 W34 N6 $
FGR=[ORIG=53,11] E11 S2 E12 N23 W23 S21 $
FOP=[ORIG=11,-34] E42 S10 W42 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	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							

REVIEW DATE 09/10/2026 BY TP Total Acres: 8.30 Total Land Value: 54,358 Market: 38,500 Agricultural: 1,558 Common: 52,800 PRINTED 11/17/2026 BY SYS