COMM AT SE COR OF NW1/4 OF NE1/4
FT, W 426.38 FT, S 40 DEG W 62.2
N 49 DEG, W 397.30 FT, N 40 DEG,

GAY JANE MARIE
2707 GREENACRE RD
APOPKE, FL 32703

2027

15-4S-16-02987-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	90,363
FCP	264	25		66	5,680
FOP	68	30		20	1,721
FST	84	55		46	3,959
UOP	220	20		44	3,787
TOTALS	1,686			1,226	105,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,226	120.3600	132.40	162,322	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1050 HX Base Yr 2026



3077 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		105,509
TOTAL MARKET OB/XF VALUE		4,837
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		132,346
SOH/AGL Deduction		36,989
ASSESSED VALUE		95,357
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		43,946
TOTAL JUST VALUE		132,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/484	10/05/2026	LE	U	I	14	100
GRANTOR: GAY JANE MARIE (ENH L						
GRANTEE: ORD KIMBERLY (RMDR)						
1306/1531	12/23/2015	PB	U	I	18	100
GRANTOR: CLERK OF COURT (WARR						
GRANTEE: JANE M GAY, JOAN GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N10 W22 S10 E22$ W20 FST= W12 S7 E12 N7$ S7
FCP= W12 S22 E12 N22$ S18FOP= S4 E17 N4 W17$ E42 N25$.

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	0.00	0.00	100	0	0	3	100	100	
2	0210	GARAGE U	0	100	24	28	672.00	UT	3.15	3.15	100	1993	1993	3	100	2,117	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	70	1993	1993	3	70	420	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,837

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		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 08/02/2024 BY KS Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS