COMM NW COR OF SW1/4 OF NW1/4, R
TO E R/W OF RD, S 570.34 FT FOR
E 245 FT, S 90.16 FT, W 391.2 FT

CLAYTON JAMES E/CLAYTON CINDY L
985 SW UPCHURCH AVE
LAKE CITY, FL 32024

2027

15-4S-16-02991-001

BUILDING CHARACTERISTICS

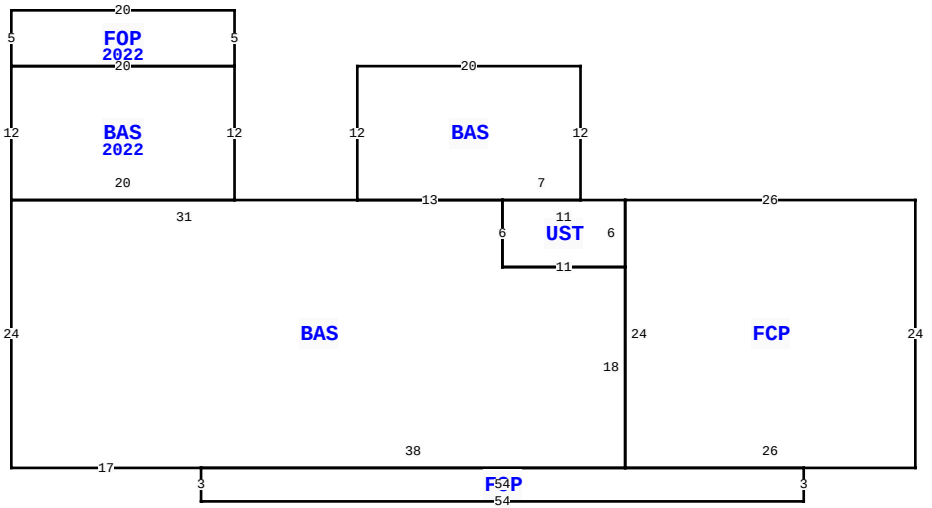
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	240	100		240	19,575
BAS	1,254	100		1,254	102,279
BAS	240	100	2022	240	19,575
FCP	624	25		156	12,724
FOP	162	30		49	3,997
FOP	100	30	2022	30	2,447
UST	66	45		30	2,447
TOTALS	2,686			1,999	163,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,999	114.0720	125.48	250,835	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1734 HX Base Yr



985 SW UPCHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,043
TOTAL MARKET OB/XF VALUE		12,627
TOTAL LAND VALUE - MARKET		31,900
TOTAL MARKET VALUE		207,570
SOH/AGL Deduction		75,988
ASSESSED VALUE		131,582
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,171
TOTAL JUST VALUE		207,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042940	Electrical Servic	0	10/11/2021
000042637	Additions	60,000	08/27/2021
13069	PUMP/UTPOL	30	09/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/0966	3/29/2012	WD	U	I	11	100

GRANTOR: JAMES E CLAYTON

GRANTEE: JAMES E CLAYTON & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W31 S24 E17 E38 N18 W11 N6 W13 $
FCP=[ORIG=24,24] E26 N24 W26 S24 $
BAS=[ORIG=13,0] E7 N12 W20 S12 E13 $
FOP=[ORIG=-14,24] S3 E54 N3 W54 $
UST=[ORIG=24,6] N6 W11 S6 E11 $
BAS=[YR=2022;ORIG=-31,-12] S12 E20 N12 W20 $
FOP=[YR=2022;ORIG=-31,-17] S5 E20 N5 W20 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	18	1.00	UT	0.00	0.00	100	0	0	3	100	350	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0294	SHED WOOD/	0	100	12	18	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
6	0166	CONC,PAVMT	0	100	13	18	1.00	UT	0.00	0.00	100	0	0	3	100	327	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 10,827

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		00	0.00	0.00	3.19	AC		1.00	1.00	1.00	10,000.00	10,000.00	31,900							

REVIEW DATE 08/26/2024 BY KS Total Acres: 3.19 Total Land Value: 31,900 Market: 0 Agricultural: 0 Common: 31,900 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SW1/4 OF NW1/4, R
TO E R/W OF RD, S 570.34 FT FOR
E 245 FT, S 90.16 FT, W 391.2 FT

CLAYTON JAMES E/CLAYTON CINDY L
985 SW UPCHURCH AVE
LAKE CITY, FL 32024

2027

15-4S-16-02991-001

BUILDING CHARACTERISTICS

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MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.00	1.00/	

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TOTALS					

MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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GRANTEE: JAMES E CLAYTON & C						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
12	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
13	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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

REVIEW DATE 08/26/2024 BY KS Total Acres: 3.19 Total Land Value: 31,900 Market: 0 Agricultural: 0 Common: 31,900 PRINTED 11/17/2026 BY SYS