LOT 4 BLOCK A FOREST COUNTRY 4TH
849-2066, 952-182, WD 1311-2189,

ALLEN ERIC E/ALLEN JULIE-ANNE
277 SW LONG LEAF DR
LAKE CITY, FL 32024

2027

15-4S-16-03000-204

BUILDING CHARACTERISTICS

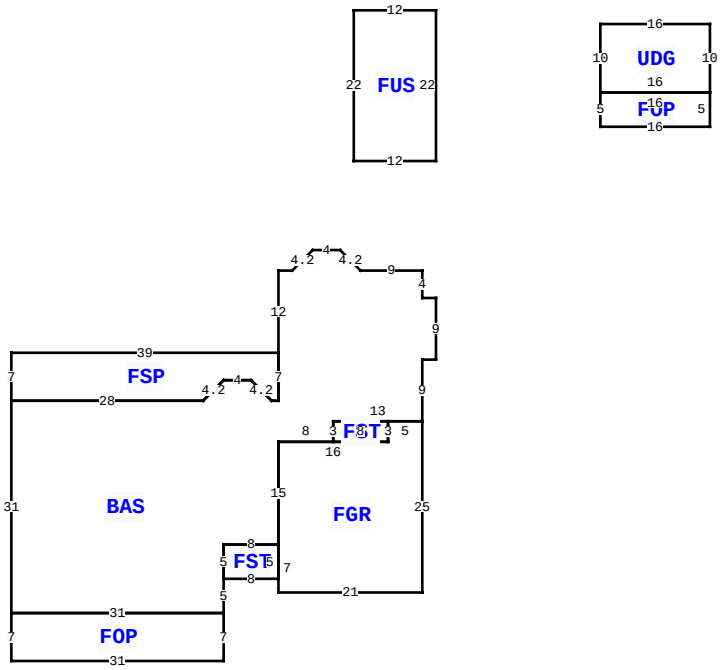
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		15416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,675	100		1,675	205,632
FGR	477	55		262	32,165
FOP	80	30		24	2,946
FOP	217	30		65	7,980
FSP	252	40		101	12,399
FST	24	55		13	1,596
FST	40	55		22	2,700
FUS	264	100		264	32,411
UDG	160	55		88	10,804
TOTALS	3,189			2,514	308,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,514	131.3004	144.43	363,097	2002	2010	0	0	0	15.00	85.00

1 SINGLE FAM 50% - 2003 Heated Area: 1939 HX Base Yr 2003



277 SW LONG LEAF DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 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	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	50	16	29	464.00	UT	2.00	2.00	100	2002	2002	3	100	928	
3	0280	POOL R/CON	0	50	16	28	448.00	UT	70.00	70.00	100	2003	2003	3	40	12,544	
4	0282	POOL ENCL	0	50	29	39	1,131.00	UT	15.00	15.00	100	2003	2003	3	40	6,786	
5	0031	BARN,MT AE	0	50	24	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	6,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	308,632
TOTAL MARKET OB/XF VALUE	27,958
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	371,590
SOH/AGL Deduction	119,205
ASSESSED VALUE	252,385
TOTAL EXEMPTION VALUE	HA HAB 51,411
BASE TAXABLE VALUE	200,974
TOTAL JUST VALUE	371,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20995	POOL	145	08/20/2003
19472	SFR	359	04/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1355	5/29/2026	WD	Q	I	01	465,000
GRANTOR: WHEELER JEFFREY S						
GRANTEE: ALLEN ERIC E						
0952/0182	4/24/2002	WD	Q	V		20,000
GRANTOR: ALEX H STEVENS JR ETA						
GRANTEE: JEFFREY S & KIMBERL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 N4 W9 L3 U3 W4 D3 L3 W2 S12 FSP= W39 S7 E28 R3 U3 E4 D3 R3 E1 N7$ S7 W1 L3 U3 W4 D3 L3 W28 S31 FOP= S7 E31 N7 W31$ E31 N5 FST= E8 N5 W8 S5$ N5 E8 FGR= S7 E21 N25 W5 FST= W8 S3 E8 N3$ S3 W16 S15$ N15 E8 N3 E13 N9 E2 N9 $PTR= N20 FUS= N22 W12 S22 E12$ S20$ PTR= N30 E40 UDG= N10 W16 S10 E16$ FOP= W16 S5 E16 N5$ S30 W40$.

LAND DESCRIPTION

TOTAL OB/XF 27,958

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	50		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/22/2026 BY TP Total Acres: 0.80 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS