LOT 7 BLOCK A FOREST COUNTRY
4TH ADDITION.849-2066, 891-986
933-1393, WD 1302-2164,

BOSTON TOMMY R JR/BOSTON ADRIANA G
185 SW LONG LEAF DR
LAKE CITY, FL 32024

2027

15-4S-16-03000-207

BUILDING CHARACTERISTICS

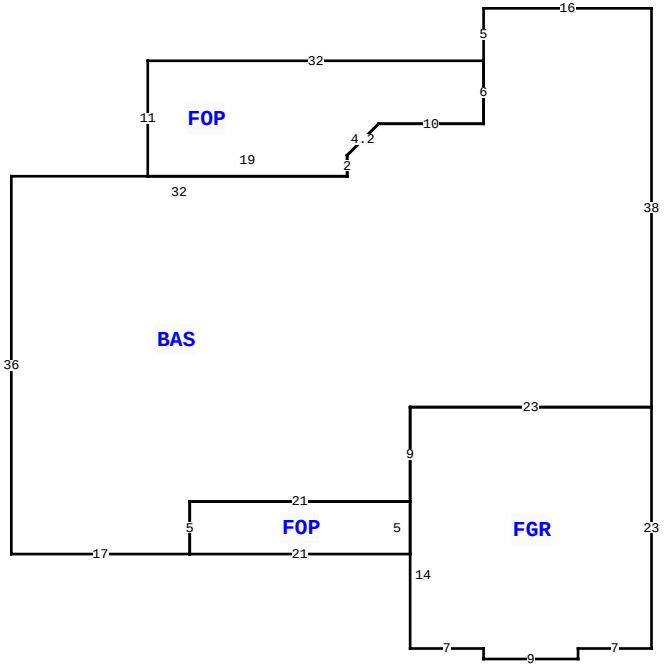
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	06	06
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	2,086	100		2,086	181,162
FGR	538	55		296	25,706
FOP	105	30		32	2,779
FOP	292	30		88	7,642
TOTALS	3,021			2,502	217,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,502	110.8128	121.89	304,969	2002	2002	0	0	0	28.75	71.25

1 SINGLE FAM 100% - 2016 Heated Area: 2086 HX Base Yr 2016



185 SW LONG LEAF DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	217,290
TOTAL MARKET OB/XF VALUE	11,572
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	263,862
SOH/AGL Deduction	65,522
ASSESSED VALUE	198,340
TOTAL EXEMPTION VALUE	HX HB VX 13 198,340
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	263,862
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053306	Generator		06/03/2025
18705	SFR	359	09/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/2164	10/19/2015	WD	Q	I	01	185,000
GRANTOR: SCOTT T & ASHLEY MOOR						
GRANTEE: TOMMY R JR & ADRIAN						
0933/1393	8/15/2001	WD	Q	V	01	100
GRANTOR: ASHLEY MCDUFFIE						
GRANTEE: SCOTT T & ASHLEY MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S5 FOP= W32 S11 E19 N2 R3 U3 E10 N6$ S6 W10 D3 L3 S2 W32 S36 E17 FOP= E21 N5 W21 S5$ N5 E21 FGR= S14 E7 S1 E9 N1 E7 N23 W23 S9$ N9 E23 N38$.

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	2,296.00	UT	2.00	2.00	100	2002	2002	3	100	4,592	
2	0130	CLFENCE 5	0	100	0	0	160.00	UT	5.50	5.50	100	2002	2002	3	100	880	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 11,572

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	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/11/2026 BY robin Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS