

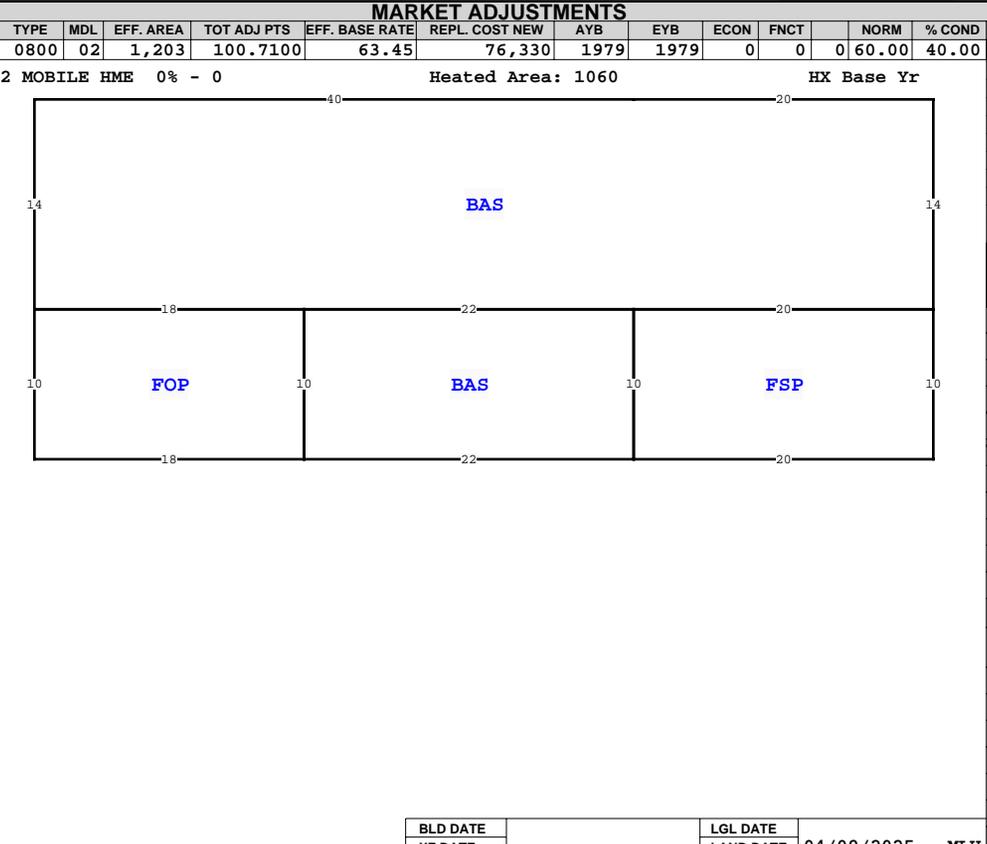
E 495 FT OF NE1/4 OF NW1/4 EX
E 110 OF NE1/4 OF NW1/4 & EX
RD R/W.

DOW MARCIA T/DOW WILLIAM E
5003 SW STATE ROAD 247
LAKE CITY, FL 32024-1050

2026

16-4S-16-03025-000
16-4S-16-03025-000

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	31	VINYL SID 100	0800	02	1,203	100.7100	63.45	76,330	1979	1979	0	0	60.00	40.00
Roof Structur	03	GABLE/HIP 100	2 MOBILE HME 0% - 0 Heated Area: 1060 HX Base Yr											
Roof Cover	03	COMP SHNGL 100												
Interior Wall	04	PLYWOOD 100												
Interior Floor	14	CARPET 90												
Interior Floor	08	SHT VINYL 10												
Air Condition	03	CENTRAL 100												
Heating Type	04	AIR DUCTED 100												
Bedrooms		2 100												
Bathrooms		2 100												
Stories	1.	1. 100												
Architectural	01	CONV 100												
Units		0 100												
Condition Adj	03	03 100												
Kitchen Adjus	01	01 100												
Quality	03	03												
DOR CODE	5000 IMPROVED AG													
MAP NUM		MKT AREA	06											
NEIGHBORHOOD/LOC	16416.010 1.00/													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	220	100		220	5,584									
BAS	840	100		840	21,319									
FOP	180	35		63	1,599									
FSP	200	40		80	2,030									
TOTALS	1,440			1,203	30,532									



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		30,532			
TOTAL MARKET OB/XF VALUE		10,276			
TOTAL LAND VALUE - MARKET		98,640			
TOTAL MARKET VALUE		49,963			
SOH/AGL Deduction		4,951			
ASSESSED VALUE		45,012			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		45,012			
TOTAL JUST VALUE		139,448			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		137,995			
BLDG:3:1: CORS MH (LESLIE DOW/GRD'DGT/LIVES HERE)					
XFOB:2:1: CORS MH					
XFOB:1:1: NORMADY MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/2421	5/20/2019	WD U	I	11		100
GRANTOR: WILLIAM E DOW & MARCIA						
GRANTEE: WILLIAM E & MARCIA						
1216/0736	6/13/2011	WD U	I	14		100
GRANTOR: PAULINE P TOMPKINS- L						
GRANTEE: KELLI A STAPLETON						

EXTRA FEATURES															BLD DATE		LGL DATE		
L N	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	INC DATE	AG DATE
1	0070	CARPORT UF	0	0	22	22	484.00	UT	3.00	3.00	70	1993	1993	3	70	1,016			
2	0252	LEAN-TO W/	0	0	10	20	200.00	UT	2.00	2.00	70	1993	1993	3	70	280			
3	0294	SHED WOOD/	0	0	16	20	320.00	UT	7.50	7.50	70	1993	1993	3	70	1,680			
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300			
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000			
															BLD DATE		LGL DATE		
															XF DATE		LAND DATE		
															INC DATE		AG DATE		
																	04/09/2025 MLU		

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W40 S14 FOP= S10 E18 N10 W18\$ E18 BAS= S10 E22 N10 W22\$ E22 FSP= S10 E20 N10 W20\$ E20 N14 W20\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5500	A	TIMBER 2	0					10.46	AC		1.00	1.00	1.00	445.00	445.00	4,655							
3	9910	M	MKT.VAL.AG	0					10.46	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,140							