COMM NE COR OF NW1/4 OF NW1/4, S
R/W C-252, RUN NW 219.15 FT FOR
216.70 FT, N 351.92 FT, E 398.04

TAYLOR KIMBERLY B/BRECKENRIDGE DONALD LEE JR
2452 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

16-4S-17-08380-002

BUILDING CHARACTERISTICS

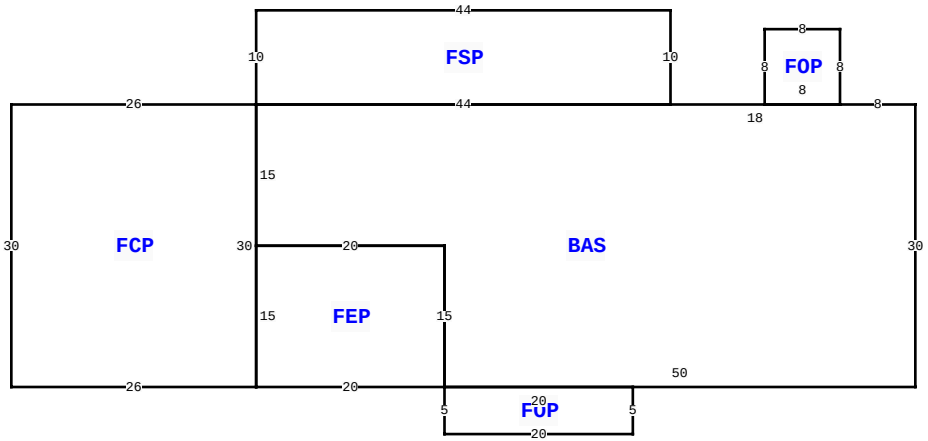
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	16417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	146,203
FCP	780	25		195	15,839
FEP	300	80		240	19,494
FOP	64	30		19	1,543
FOP	100	30		30	2,437
FSP	440	40		176	14,295
TOTALS	3,484			2,460	199,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,460	110.2080	121.23	298,226	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 0% - 2027 Heated Area: 1800 HX Base Yr



125 SE PASTURE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
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	0166	CONC,PAVMT	0	0	40	27	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	0	12	16	192.00	UT	3.30	3.30	100	0	0	3	100	634	
3	0261	PRCH, UOP	0	0	10	5	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0261	PRCH, UOP	0	0	8	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
6	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
7	0166	CONC,PAVMT	0	0	0	0	654.00	UT	1.50	1.50	100	1996	1996	3	100	981	
8	0282	POOL ENCL	0	0	25	46	1,150.00	UT	15.00	15.00	100	2004	2004	3	40	6,900	
9	0166	CONC,PAVMT	0	0	16	37	592.00	UT	2.00	2.00	100	2004	2004	3	100	1,184	
10	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 26,135

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	0		A-1	0.00	0.00	3.08	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,800							

REVIEW DATE 11/04/2020 BY JS Total Acres: 3.08 Total Land Value: 30,800 Market: 0 Agricultural: 0 Common: 30,800 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	243,283
TOTAL MARKET OB/XF VALUE	26,135
TOTAL LAND VALUE - MARKET	30,800
TOTAL MARKET VALUE	300,218
SOH/AGL Deduction	0
ASSESSED VALUE	300,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,218
TOTAL JUST VALUE	300,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17541	STORAGE	193	10/13/2000
11718	POOL	105	10/01/1996
10000	SFR	265	07/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1707	11/05/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (BRECK						
GRANTEE: TAYLOR KIMBERLY B						
0807/2563	6/30/1995	WD	Q	I		79,500
GRANTOR: CHARLES HOWARD & CYNT						
GRANTEE: DONALD LEE & BETTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= N8 W8 S8 E8 $ W18 FSP= N10 W44 S10 E44$ W44 FCP= W26 S30 E26 N30$ S15 FEP= S15 E20 N15 W20$ E20 S15 FOP= S5 E20N5W20$ E50 N30$.

COMM NE COR OF NW1/4 OF NW1/4, S
R/W C-252, RUN NW 219.15 FT FOR
216.70 FT, N 351.92 FT, E 398.04

TAYLOR KIMBERLY B/BRECKENRIDGE DONALD LEE JR
2452 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

16-4S-17-08380-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

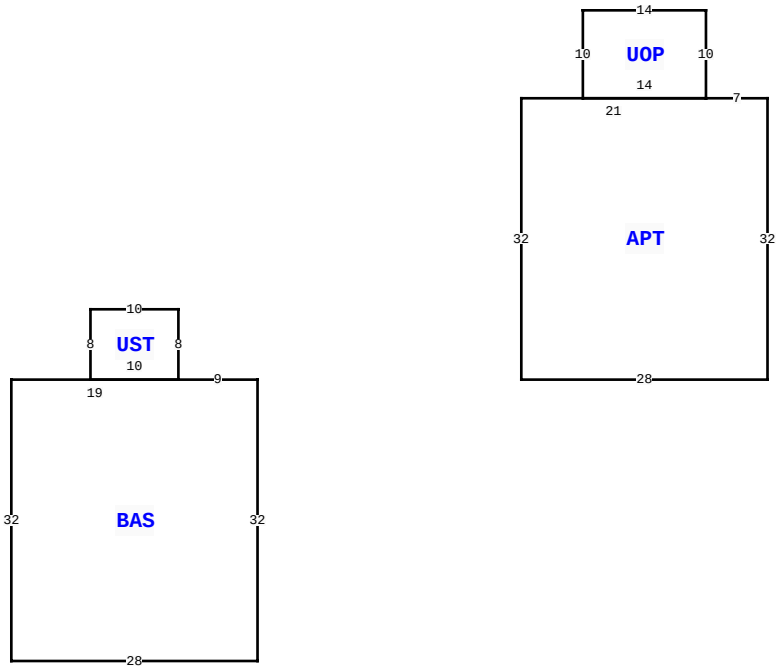
NEIGHBORHOOD/LOC 16417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	896	100		896	20,987
BAS	896	100		896	20,987
UOP	140	20		28	656
UST	80	45		36	843
TOTALS	2,012			1,856	43,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,856	111.5500	31.23	57,963	2004	2004	0	0	0	25.00	75.00

2 BARNS 0% - 2027 Heated Area: 1792 HX Base Yr



125 SE PASTURE WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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TOTAL MARKET VALUE	300,218
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ASSESSED VALUE	300,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,218
TOTAL JUST VALUE	300,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: CLERK OF COURT (BRECK						
GRANTEE: TAYLOR KIMBERLY B						
0807/2563	6/30/1995	WD	Q	I		79,500
GRANTOR: CHARLES HOWARD & CYNT						
GRANTEE: DONALD LEE & BETTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 UST= N8 W10 S8 E10$ W19 S32 E28 N32$ PTR= E30 APT= E28 N32 W7 UOP= N10 W14 S10 E14$ W21 S32$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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 11/04/2020 BY JS Total Acres: 3.08 Total Land Value: 30,800 Market: 0 Agricultural: 0 Common: 30,800 PRINTED 11/17/2026 BY SYS