COMM NE COR OF THE NW1/4 OF NW1/
FT, S 809.36 FT FOR POB, RUN E 3
572.58 FT, W 388.40 FT, N 572.50

EPLEY JAMES T/EPLEY MARGARET D
410 SE PASTURE WAY
LAKE CITY, FL 32025

2027

16-4S-17-08380-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 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 16417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	866	100		866	85,189
FGR	506	55		278	27,347
FOP	157	30		47	4,624
FUS	903	100		903	88,829
UDU	288	55		158	15,543
TOTALS	2,720			2,252	221,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,252	125.9562	138.55	312,015	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2003 Heated Area: 1769 HX Base Yr 2003

410 SE PASTURE WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		221,531
TOTAL MARKET OB/XF VALUE		6,760
TOTAL LAND VALUE - MARKET		45,540
TOTAL MARKET VALUE		273,831
SOH/AGL Deduction		67,416
ASSESSED VALUE		206,415
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,004
TOTAL JUST VALUE		273,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055085	Remodel	9,700	02/23/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/2047	3/25/2022	QC	U	I	11	100
GRANTOR: EPLEY JAMES T						
GRANTEE: EPLEY JAMES T						
1211/2063	3/14/2011	QC	U	I	11	100
GRANTOR: JILL EPLEY						
GRANTEE: JAMES T EPLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 866$ FUS= 903$ FOP= 157$ FGR= 506$ UDU= 288$.

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	1996	1996	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	50	2004	2004	3	50	1,080	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,880	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,760

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		A-1	0.00	0.00	5.06	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,540							

REVIEW DATE 06/24/2020 BY KR Total Acres: 5.06 Total Land Value: 45,540 Market: 0 Agricultural: 0 Common: 45,540 PRINTED 11/17/2026 BY SYS