

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

**2026**

16-4S-17-08380-009  


BUILDING CHARACTERISTICS	
ELEMENT	CD
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2003									
Heated Area: 1769						HX Base Yr 2003						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			225,560
TOTAL MARKET OB/XF VALUE			6,760
TOTAL LAND VALUE - MARKET			45,540
TOTAL MARKET VALUE			277,860
SOH/AGL Deduction			77,457
ASSESSED VALUE			200,403
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			148,992
TOTAL JUST VALUE			277,860
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,037

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	86,739
FGR	506	55		278	27,844
FOP	157	30		47	4,707
FUS	903	100		903	90,444
UDU	288	55		158	15,825
TOTALS	2,720			2,252	225,560

EXTRA FEATURES																
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
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	24	UT	7.50	7.50	50	2004	2004	3	50	1,080	
3	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	100	
5	0210	GARAGE U	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	2,880	
6	0263	PRCH,USP	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,200	

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\$.	

LAND DESCRIPTION																								
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	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							

TOTAL OB/XF													6,760											