

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		CONSTRUCTION	
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
NEIGHBORHOOD/LOC	16417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	866	100	
FGR	506	55	
FOP	157	30	
FUS	903	100	
UDU	288	55	
TOTALS	2,720		

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			229,589
TOTAL MARKET OB/XF VALUE			6,760
TOTAL LAND VALUE - MARKET			45,540
TOTAL MARKET VALUE			281,889
SOH/AGL Deduction			81,486
ASSESSED VALUE			200,403
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			148,992
TOTAL JUST VALUE			281,889
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,037

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						

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	

TOTAL OB/XF													
410 SE PASTURE WAY, LAKE CITY													
6,760													

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

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	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							