COMM SE COR OF SW1/4 OF NW1/4, R
W R/W OF HWY 441, THENCE RUN N A
FT TO POB. RUN W 191 FT, N 100 F

LAYER JOHN A JR/LAYER MONICA L
2970 N US HWY 441
LAKE CITY, FL 32055

2027

17-3S-17-04977-000

BUILDING CHARACTERISTICS

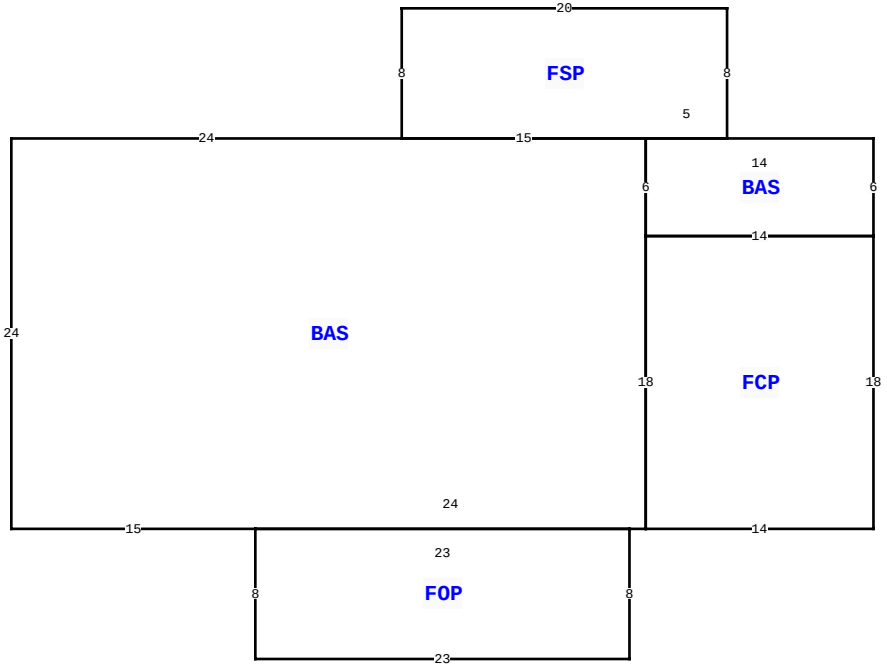
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 03
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	5,624
BAS	936	100		936	62,665
FCP	252	25		63	4,218
FOP	184	30		55	3,682
FSP	160	40		64	4,285
TOTALS	1,616			1,202	80,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,202	93.6360	103.00	123,806	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1020 HX Base Yr 2015



2970 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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		80,474
TOTAL MARKET OB/XF VALUE		704
TOTAL LAND VALUE - MARKET		8,250
TOTAL MARKET VALUE		89,428
SOH/AGL Deduction		34,454
ASSESSED VALUE		54,974
TOTAL EXEMPTION VALUE	HX HB DX	34,974
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		89,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/784	11/14/2022	WD	U	I	34	100
GRANTOR: DEAN STEPHANIE A						
GRANTEE: LAYER JOHN A JR						
1278/1952	7/26/2014	AG	U	I	11	15,000
GRANTOR: D QUINCY DEAN & STEPH						
GRANTEE: JOHN A LAYER JR & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S24 E15 FOP= S8 E23N8 W23$ E24 FCP= E14 N18 W14S18$
N18 BAS= E14 N6 W14 S6$ N6 FSP= E5 N8 W20 S8 E15$ W15$.

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	0021	BARN,FR AE	0	100	12	20	240.00	UT	2.10	2.10	100	0	0	3	100	504	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 704

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			0.00	0.00	0.44	AC		1.00	1.00	1.25	15,000.00	18,750.00	8,250							

REVIEW DATE 08/14/2015 BY DF Total Acres: 0.44 Total Land Value: 8,250 Market: 0 Agricultural: 0 Common: 8,250 PRINTED 11/17/2026 BY SYS