S1/2 OF NE1/4 OF NW1/4 OF SW 1/4
S 330 FT OF NW1/4 OF NW1/4 OF SW

STALVEY BRANDON R/TOWNS GARY
894 SE GABE ST
LAKE CITY, FL 32025

2026

17-3S-17-05013-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

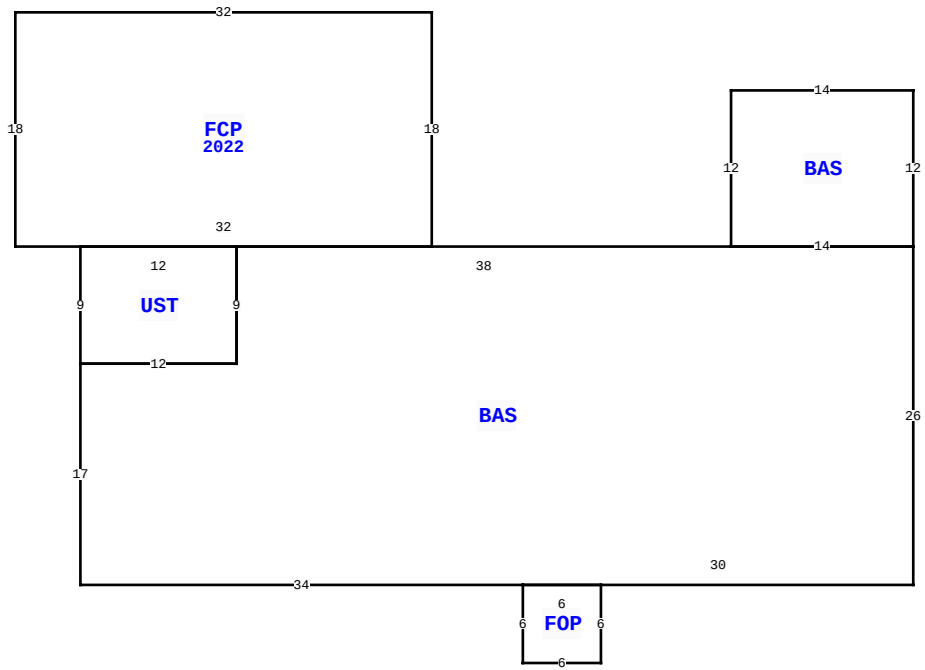
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		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 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	14,407
BAS	1,556	100		1,556	133,434
FCP	576	25	2022	144	12,349
FOP	36	30		11	943
UST	108	45		49	4,202
TOTALS	2,444			1,928	165,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,928	115.7310	131.93	254,361	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1724 HX Base Yr



2730 N US HIGHWAY 441 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	165,335
TOTAL MARKET OB/XF VALUE	3,800
TOTAL LAND VALUE - MARKET	32,630
TOTAL MARKET VALUE	201,765
SOH/AGL Deduction	0
ASSESSED VALUE	201,765
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,765
TOTAL JUST VALUE	201,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,870

SALE:1:3: # 05013-001 IN HIS NAME ONLY W/NO IMPRS.
SALE:1:2: 5 AC HX PIECE. THE REMAINING 10 AC IS ON
SALE:1:1: MR GREEN IS ADDING HIS WIFE'S NAME TO TH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/658	1/24/2022	WD	U	I	11	100
GRANTOR: OLIVER NANCY GREEN FK						
GRANTEE: STALVEY BRANDON R						
1457/1670	1/24/2022	WD	U	I	43	268,000
GRANTOR: GREEN DANIEL CALVIN						
GRANTEE: STALVEY BRANDON R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W38 S9 W12 S17 E34 E30 N26 W14 $
BAS=[ORIG=14,0] N12 W14 S12 E14 $
UST=[ORIG=-38,0] W12 S9 E12 N9 $
FOP=[ORIG=-16,26] S6 E6 N6 W6 $
FCP=[YR=2022;ORIG=-23,-18] W32 S18 E32 N18 $
.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0060	CARPORT F	0	0	18	28	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0011	BARN,BLK A	0	0	10	14	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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			0.00	0.00	5.02	AC		1.00	1.00	1.00	6,500.00	6,500.00	32,630							

REVIEW DATE 01/31/2022 BY CP Total Acres: 5.02 Total Land Value: 32,630 Market: 0 Agricultural: 0 Common: 32,630 PRINTED 05/08/2026 BY SYS