COMM SE COR OF NE1/4, RUN N
80.87 FT TO N R/W TROY RD FOR
POB, CONT N 671.23 FT, W

EUBANK SHANNON L/EUBANK ALISON K
729 SW SALEM RD
LAKE CITY, FL 32024

2027

18-4S-16-03054-108

BUILDING CHARACTERISTICS

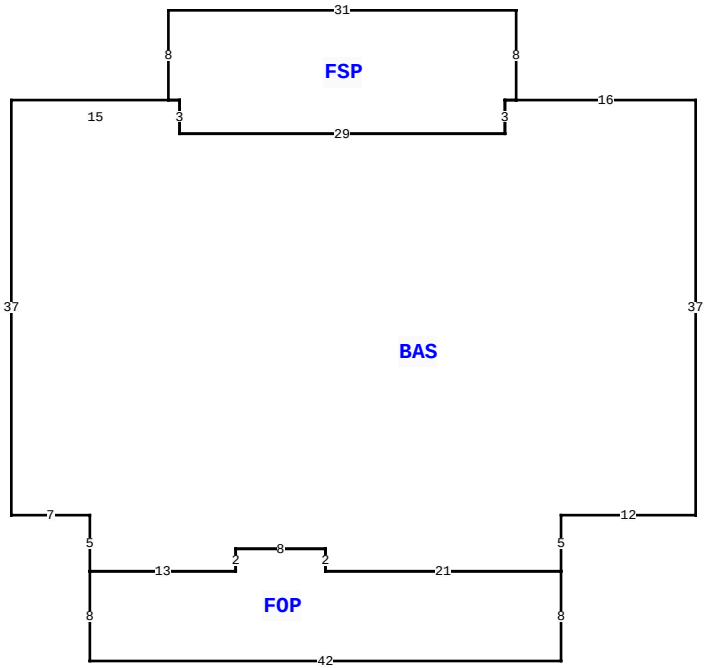
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,364	100		2,364	225,117
FOP	352	30		106	10,094
FSP	335	40		134	12,761
TOTALS	3,051			2,604	247,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,604	113.2800	124.61	324,484	2002	2002	0	0	0	23.58	76.42

2 SINGLE FAM 100% - 1998 Heated Area: 2364 HX Base Yr 1998



729 SW SALEM RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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	2002	2002	3	100	1,200	
2	0260	PAVEMENT-A	0	100	12	510	6,120.00	UT	1.50	1.50	75	2006	2006	3	75	6,885	
3	0040	BARN,POLE	0	100	0	0	720.00	UT	5.00	5.00	100	2006	2006	3	100	3,600	
4	0166	CONC,PAVMT	0	100	0	0	508.00	UT	2.50	2.50	100	2006	2006	3	100	1,270	
5	0296	SHED METAL	0	100	0	0	600.00	UT	7.00	7.00	100	2006	2006	3	100	4,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		247,971
TOTAL MARKET OB/XF VALUE		17,155
TOTAL LAND VALUE - MARKET		105,120
TOTAL MARKET VALUE		278,879
SOH/AGL Deduction		75,101
ASSESSED VALUE		203,778
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,367
TOTAL JUST VALUE		370,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,743

SALE:1:1: 11.68 ACRES

BLDG:1:1: STAR MH (RP'D-ALISON KING)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18288	SFR	400	05/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0925/2431	4/25/2001	WD	Q	I	01	13,600
GRANTOR: ALISON EUBANK (FKA AL						
GRANTEE: SHANNON & ALISON EU						
0834/1428	2/04/1997	WD	Q	V		28,500
GRANTOR: M G MECHANICAL						
GRANTEE: ALSION KING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N8 W31 S8 E1 S3 E29 N3 E1$ W1 S3 W29 N3 W15 S37 E7 S5 FOP= S8 E42 N8 W21 N2 W8 S2 W13$ E13 N2 E8 S2 E21 N5 E12 N37$.

LAND DESCRIPTION

TOTAL OB/XF 17,155

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	10.68	AC		1.00	1.00	1.00	445.00	445.00	4,753							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	10.68	AC		1.00	1.00	1.00	9,000.00	9,000.00	96,120							

REVIEW DATE 12/17/2024 BY JB Total Acres: 11.68 Total Land Value: 13,753 Market: 96,120 Agricultural: 4,753 Common: 9,000 PRINTED 11/17/2026 BY SYS