COMM SW COR OF SEC, RUN N
554.79 FT FOR POB, CONT N
175.54 FT, E 486.27 FT, N

STILES CHARLES LYNN
258 NW ABBY GLN
LAKE CITY, FL 32055

2027

19-3S-16-02187-003

BUILDING CHARACTERISTICS

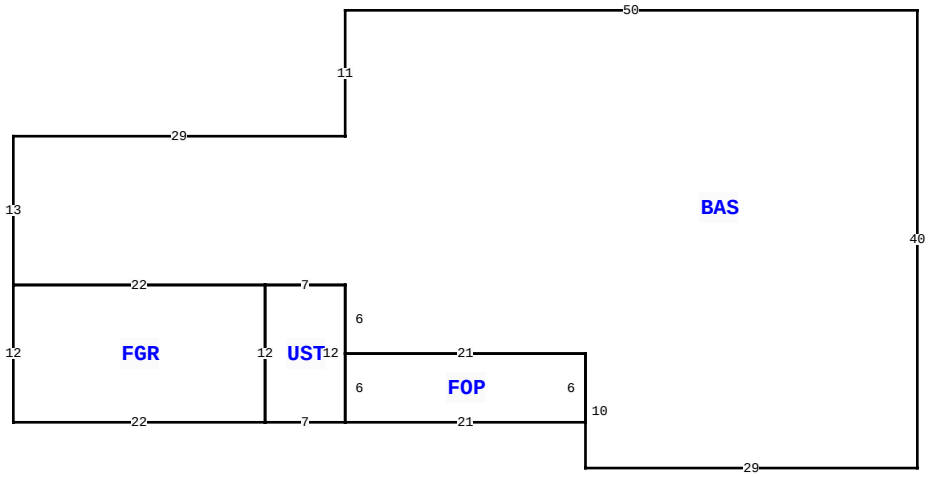
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 01
NEIGHBORHOOD/LOC	19316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,167	100		2,167	184,985
FGR	264	55		145	12,378
FOP	126	30		38	3,244
UST	84	45		38	3,244
TOTALS	2,641			2,388	203,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,388	119.3940	131.33	313,616	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 2167 HX Base Yr 1995



258 NW ABBY GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
4	0040	BARN,POLE	0	100	24	48	1,152.00	UT	3.00	3.00	100	2005	2005	3	100	3,456	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	203,850
TOTAL MARKET OB/XF VALUE	6,856
TOTAL LAND VALUE - MARKET	64,500
TOTAL MARKET VALUE	275,206
SOH/AGL Deduction	115,922
ASSESSED VALUE	159,284
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	107,873
TOTAL JUST VALUE	275,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,916

LAND:2:1: ADJ 4: EASEMENT

LAND:1:1: ADJ4:EASEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0791/1321	6/06/1994	WD	Q	I		80,000
GRANTOR: MALLORY PAUL & JACKIE						
GRANTEE: CHARLES LYNN STILES						
0743/1105	3/21/1991	WD	Q	I		88,000
GRANTOR: GEORGE STUART						
GRANTEE: MALLORY HILLHOUSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S11 W29 S13 FGR= S12 E22 N12 W22$ E22 UST= S12 E7 N12 W7$ E7 S6 FOP= S6 E21 N6 W21$ E21 S10 E29 N40$.

LAND DESCRIPTION

TOTAL OB/XF 6,856

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	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	3.45	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,500							

REVIEW DATE 02/06/2023 BY KS Total Acres: 6.45 Total Land Value: 64,500 Market: 0 Agricultural: 0 Common: 64,500 PRINTED 11/17/2026 BY SYS