

BEG NE COR OF NE1/4 OF NW1/4,  
 RUN S 230 FT, W 380 FT, N 230  
 FT, E 380 FT TO POB, EX ADD'L

KUMAR STEVEN/KUMAR DANYEL  
 4272 SW BIRLEY AVE  
 LAKE CITY, FL 32024

**2026**

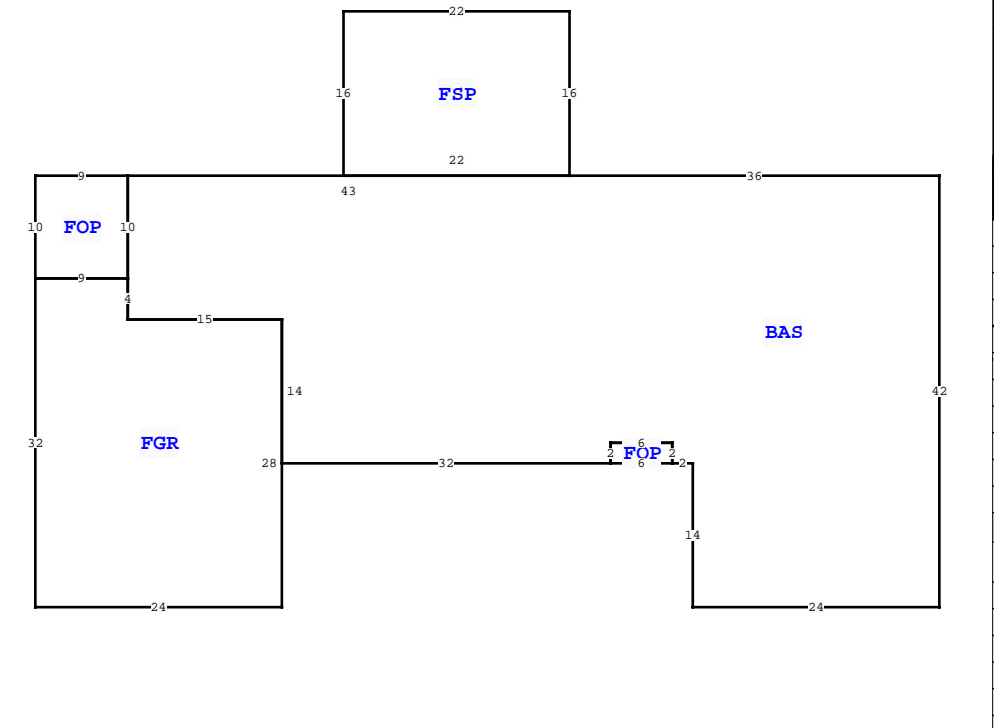
20-4S-16-03076-004  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,887	102.8850	115.23	332,669	1975	1975	0	0	0	35.00	65.00

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									

VALUATION BY	STANDARD								
Tax Group: 3	Tax Dist:								
BUILDING MARKET VALUE	216,235								
TOTAL MARKET OB/XF VALUE	10,725								
TOTAL LAND VALUE - MARKET	27,200								
TOTAL MARKET VALUE	254,160								
SOH/AGL Deduction	14,832								
ASSESSED VALUE	239,328								
TOTAL EXEMPTION VALUE	HX HB 51,411								
BASE TAXABLE VALUE	187,917								
TOTAL JUST VALUE	254,160								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	252,460								



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY	20416.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	2,326	100		2,326	174,216		
FGR	708	55		389	29,136		
FOP	12	30		4	300		
FOP	90	30		27	2,022		
FSP	352	40		141	10,561		
TOTALS	3,488			2,887	216,235		

PRMT:1:1: POWER POLE FOR WORKSHOP  
 SALE:1:1: 2 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046624	Roof Replacement	22,431	03/01/2023
25283	MAINT/ALTR	40	12/06/2006
15356	PUMP/UTPOL	30	04/08/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1966	7/29/2020	WD	Q	I	01	190,000

GRANTOR: ROGER WILLIAM NEAL  
 GRANTEE: STEVEN & DANYEL KUM  
 1321/0979 8/25/2016 WD U I 30 100  
 GRANTOR: RONALD D & DARLENE NE  
 GRANTEE: ROGER WILLIAM NEAL

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS= W36 FSP= N16 W22 S16 E22\$ W43 FOP= W9 S10 E9 N10\$S10 FGR= W9 S32 E24 N28 W15 N4\$ S4 E15 S14 E32 FOP= E6 N2W6 S2\$ N2 E6 S2 E2 S14 E24 N42\$.	

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	275	
3	0031	BARN, MT AE	0	100	13	36	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0030	BARN, MT	0	100	24	32	1.00	UT	0.00	0.00	100	1999	1999	3	100	8,000	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	

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	1.70	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,200							