BEG INTERS N LINE OF SEC & E R/W
969.77 FT, S 512.49 FT, W 708.78
FT, W 537.4 FT TO E R/W CR-131,

BAUER SPENCER/BAUER SARAH
274 SW BURRESS GLN
LAKE CITY, FL 32024

2027

20-5S-17-09301-003

BUILDING CHARACTERISTICS

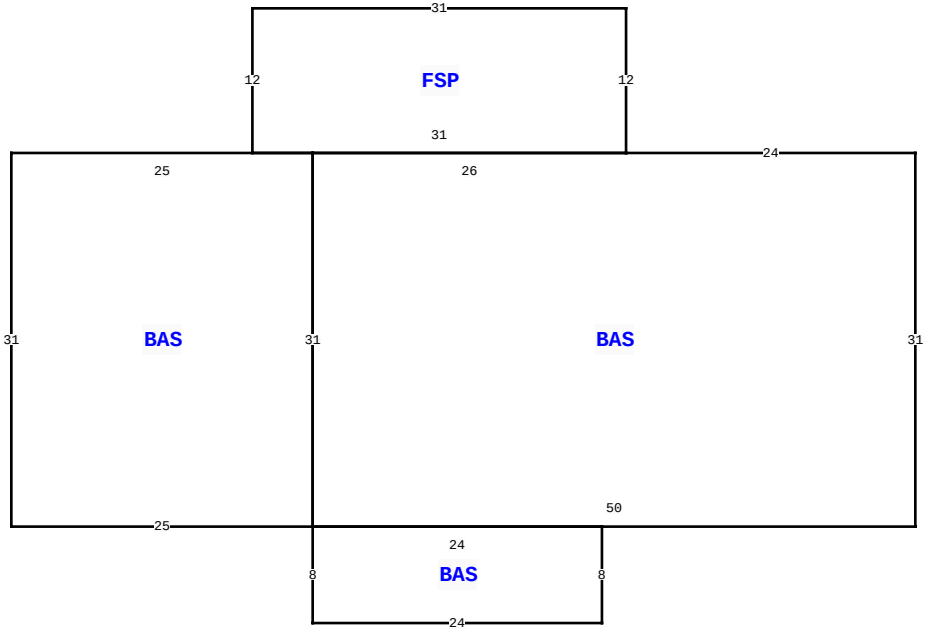
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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 02
NEIGHBORHOOD/LOC	20517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	15,129
BAS	775	100		775	61,069
BAS	1,550	100		1,550	122,140
FSP	372	40		149	11,741
TOTALS	2,889			2,666	210,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,666	110.2080	121.23	323,199	2001	2001	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 2517 HX Base Yr 2003



274 SW BURRESS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100	2001	2001	3	100	2,160	
2	0281	POOL R/FIB	0	100	16	32	512.00	UT	65.00	65.00	100	2002	2002	3	40	13,312	
3	0282	POOL ENCL	0	100	0	0	1,093.00	UT	15.00	15.00	100	2002	2002	3	40	6,558	
4	0040	BARN,POLE	0	100	36	42	1,512.00	UT	2.50	2.50	100	2002	2002	3	100	3,780	
5	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,079
TOTAL MARKET OB/XF VALUE		31,810
TOTAL LAND VALUE - MARKET		128,970
TOTAL MARKET VALUE		254,621
SOH/AGL Deduction		70,720
ASSESSED VALUE		183,901
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,490
TOTAL JUST VALUE		370,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,672

SALE:1:1: 14.33 AC SPLIT FROM RE #09301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056632	Roof Replacement	17,500	09/21/2026
34000	M H	375	04/27/2016
29138	M H	375	01/21/2011
28248	M H	557	12/07/2009
28216	M H	325	11/13/2009
19491	POOL	115	04/30/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/1561	9/28/2026	WD	Q	I	01	440,000
GRANTOR: BURRESS FRANK JR						
GRANTEE: BAUER SPENCER						
0958/0732	7/12/2002	QC	Q	I	01	100
GRANTOR: GAIL BURRESS						
GRANTEE: GAIL & FRANK BURRES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N12 W31 S12 E31$ W26 BAS= W25 S31 E25 N31$ S31
BAS= S8 E24 N8 W24$ E50 N31$.

LAND DESCRIPTION

TOTAL OB/XF 31,810

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.33	AC		1.00	1.00	1.00	280.00	280.00	3,732							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.33	AC		1.00	1.00	1.00	9,000.00	9,000.00	119,970							

REVIEW DATE 10/02/2026 BY ME Total Acres: 14.33 Total Land Value: 12,732 Market: 119,970 Agricultural: 3,732 Common: 9,000 PRINTED 11/17/2026 BY SYS