COMM NW COR OF SEC, RUN E 20 FT
PRESS RUTH DR, E 606.56 FT TO PO
S 697.87 FT, W 574.25 FT, N 687.

FARLEY GARY D/FARLEY LYNDALL L
991 SE PRESS RUTH DR
LAKE CITY, FL 32025

2027

23-4S-17-08710-009

BUILDING CHARACTERISTICS

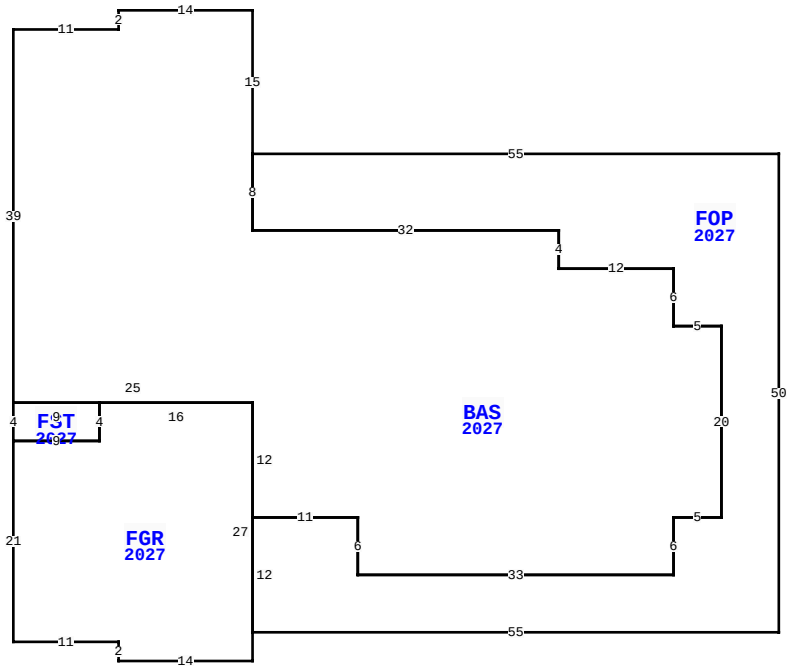
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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 02
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,573	100	2027	2,573	308,503
FGR	617	55	2027	339	40,646
FOP	1,180	30	2027	354	42,445
FST	36	55	2027	20	2,398
TOTALS	4,406			3,286	393,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,286	109.0000	119.90	393,991	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 2573 HX Base Yr



991 SE PRESS RUTH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	393,991
TOTAL MARKET OB/XF VALUE	1,820
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	505,921
SOH/AGL Deduction	0
ASSESSED VALUE	505,921
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	505,921
TOTAL JUST VALUE	505,921
NCON VALUE	395,811
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056751	Storage Building	18,317	10/09/2026
000054327	New Residential C	370,000	10/27/2025
000053741	Right-of-Way Acce		07/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2405	6/25/2025	QC	U	V	11	100

GRANTOR: FARLEY JOSEPH

GRANTEE: FARLEY GARY D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=-4,-13] W14 S2 W11 S39 E25 S12 E11 S6 E33 N6 E5 N20 W5 N6 W12 N4 W32 N8 N15 $
FOP=[YR=2027;ORIG=51,2] W55 S8 E32 S4 E12 S6 E5 S20 W5 S6 W33 N6 W11 S12 E55 N50 $
FGR=[YR=2027;ORIG=-4,28] W16 S4 W9 S21 E11 S2 E14 N27 $
FST=[YR=2027;ORIG=-29,28] E9 S4 W9 N4 $
.

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	0166	CONC,PAVMT	0	0	0	0	520.00	UT	3.50	3.50	100	2027	2026		100	1,820	

LAND DESCRIPTION

TOTAL OB/XF 1,820

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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 09/16/2026 BY HC Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS