THE N 550 FT OF S 1100 FT OF S1/
DESC AS: COMM SE COR OF SEC, N 5
POB, W 1806.58 FT, CONT W 852.78

STUART LUCY EARNESTINE
703 NW ABBY GLN
LAKE CITY, FL 32055

2027

24-3S-15-00190-000

BUILDING CHARACTERISTICS

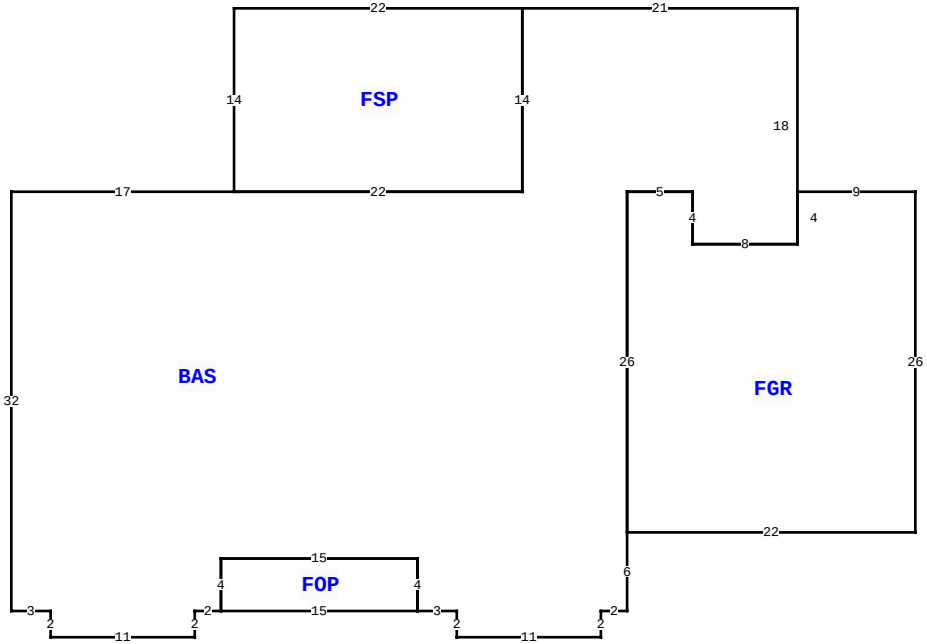
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	24315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,814	100		1,814	157,321
FGR	540	55		297	25,758
FOP	60	30		18	1,561
FSP	308	40		123	10,667
TOTALS	2,722			2,252	195,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,252	114.2660	125.69	283,054	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 1996 Heated Area: 1814 HX Base Yr 1996



703 NW ABBY GLN, 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	0166	CONC,PAVMT	0	100	0	0	389.00	UT	1.50	1.50	100	0	0	3	100	584	
2	0258	PATIO	0	100	15	23	345.00	UT	1.50	1.50	100	0	0	3	100	518	
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
4	0083	DOCK-LAKE	0	100	0	0	200.00	UT	11.50	11.50	100	2016	2016	3	47	1,081	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,307
TOTAL MARKET OB/XF VALUE		5,183
TOTAL LAND VALUE - MARKET		200,340
TOTAL MARKET VALUE		215,714
SOH/AGL Deduction		56,099
ASSESSED VALUE		159,615
TOTAL EXEMPTION VALUE	HX HB VX WX	61,411
BASE TAXABLE VALUE		98,204
TOTAL JUST VALUE		400,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045174	Roof Replacement	17,900	08/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1458/971	2/02/2022	LE	U	I	14	100
GRANTOR: STUART EARNESTINE C						
GRANTEE: STUART EARNESTINE C						
1405/0457	2/06/2020	WD	U	I	11	100
GRANTOR: EARNESTINE C STUART A						
GRANTEE: LUCY EARNESTINE STU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S32 E3 S2 E11 N2 E2 FOP= E15 N4 W15 S4$ N4 E15 S4E3 S2 E11 N2 E2 N6 FGR= E22 N26 W9 S4 W8 N4 W5 S26$ N26 E5S4 E8 N18 W21 FSP= W22 S14 E22 N14$ S14 W22$.

LAND DESCRIPTION

TOTAL OB/XF 5,183

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	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	25.00	25.00	200							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	24.39	AC		1.00	1.00	1.00	370.00	370.00	9,024							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	32.39	AC		1.00	1.00	1.00	6,000.00	6,000.00	194,340							
4	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

REVIEW DATE 02/01/2023 BY KS Total Acres: 33.39 Total Land Value: 15,224 Market: 194,340 Agricultural: 9,224 Common: 6,000 PRINTED 11/17/2026 BY SYS