COMM AT SW COR OF E 1/2 OF SW 1/
ALONG S LINE OF E 1/2 OF SW 1/4
FT TO POB, CONT E 55.75 FT, S 40

WEAVER PATRICK GLENN
8318 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

25-3S-15-00213-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 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		1 100
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

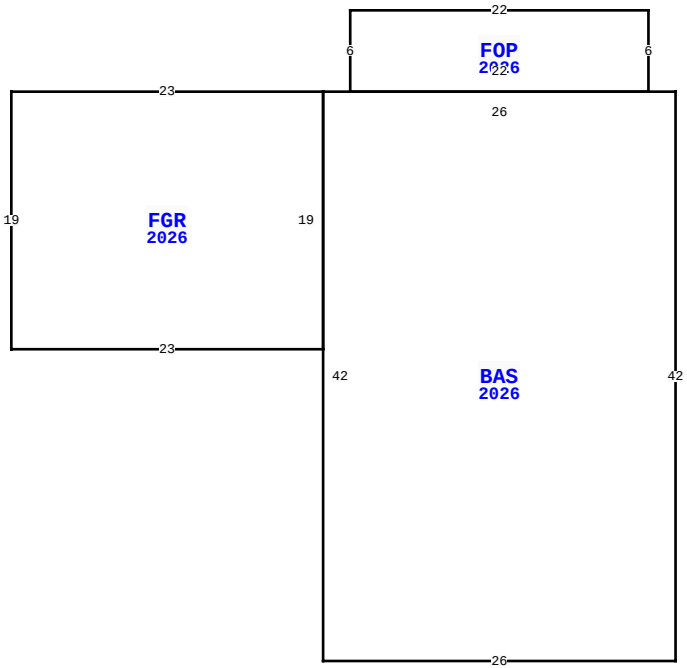
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	25315.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	2026	1,092	147,289
FGR	437	55	2026	240	32,371
FOP	132	30	2026	40	5,395
TOTALS	1,661			1,372	185,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,372	118.3200	134.88	185,055	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1092 HX Base Yr 2026



8316 W US HWY 90, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,055
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		9,090
TOTAL MARKET VALUE		195,545
SOH/AGL Deduction		36,297
ASSESSED VALUE		159,248
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,837
TOTAL JUST VALUE		195,545
NCON VALUE		186,455
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052024	New Residential C	135,000	01/08/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/1881	10/22/2024	QC	U	V	11	100

GRANTOR: WEAVER MARY JANE DYKE

GRANTEE: WEAVER PATRICK GLEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=5,3] E26 S42 W26 N42 $
FOP=[YR=2026;ORIG=7,-3] E22 S6 W22 N6 $
FGR=[YR=2026;ORIG=-18,3] E23 S19 W23 N19 $
.

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	400.00	UT	3.50	3.50	100	2026	2025		100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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			0.00	0.00	1.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,090							

REVIEW DATE 03/18/2026 BY robin Total Acres: 1.01 Total Land Value: 9,090 Market: 0 Agricultural: 0 Common: 9,090 PRINTED 05/13/2026 BY SYS