(AKA LOT 5 BLOCK D PICCADILLY PA
COMM NW COR OF NE1/4 OF NW1/4, R
TO NW COR LOT 5 BLOCK D FOR POB,

SAYLOR JUSTIN R/SAYLOR BRIDGETT WATTS
264 SW RANDALL TER
LAKE CITY, FL 32024

2027

25-4S-16-03153-032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

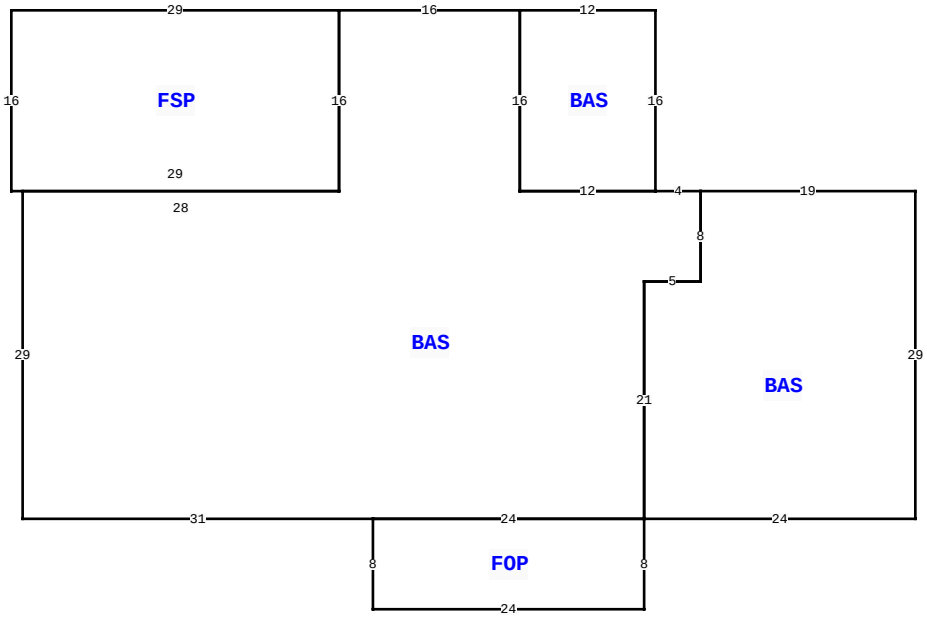
NEIGHBORHOOD/LOC 25416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	19,077
BAS	656	100		656	65,180
BAS	1,891	100		1,891	187,890
FOP	192	30		58	5,763
FSP	464	40		186	18,481
TOTALS	3,395			2,983	296,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,983	112.9080	124.20	370,489	1978	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2024 Heated Area: 2739 HX Base Yr



264 SW RANDALL TER, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	0	13	31	403.00	UT	70.00	70.00	100	2000	2000	3	40	11,284	
3	0282	POOL ENCL	0	0	0	0	1,280.00	UT	15.00	15.00	100	2000	2000	3	40	7,680	
4	0210	GARAGE U	0	0	24	30	720.00	UT	12.00	12.00	100	2000	2000	3	100	8,640	
5	0166	CONC,PAVMT	0	0	12	18	216.00	UT	2.00	2.00	100	1993	1993	3	100	432	
6	0166	CONC,PAVMT	0	0	10	32	320.00	UT	2.00	2.00	100	1993	1993	3	100	640	
7	0294	SHED WOOD/	0	0	8	14	112.00	UT	7.50	7.50	100	1993	1993	3	100	840	
8	0166	CONC,PAVMT	0	0	16	16	576.00	UT	2.00	2.00	70	1993	1993	3	70	806	
9	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
10	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	296,391
TOTAL MARKET OB/XF VALUE	38,522
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	359,913
SOH/AGL Deduction	0
ASSESSED VALUE	359,913
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,913
TOTAL JUST VALUE	359,913
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,306

LAND:1:1: 0.67 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047618	Roof Replacement	16,000	07/07/2023
27693	MAINT/ALTR	25	03/17/2009
16627	POOL	185	02/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/1219	9/18/2023	WD	Q	I	01	465,000
GRANTOR: BRYANT JERRY WALLACE						
GRANTEE: SAYLOR JUSTIN R						
1300/0277	8/20/2015	WD	U	I	11	100
GRANTOR: JERRY ALVIN BRYANT						
GRANTEE: JERRY ALVIN BRYANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 BAS= N16 W12 S16 E12$ W12 N16 W16 FSP= W29 S16 E29 N16$ S16 W28 S29 E31 FOP= S8 E24 N8 W24$ E24 BAS= E24 N29 W19 S8 W5 S21$ N21 E5 N8$.

LAND DESCRIPTION

TOTAL OB/XF 32,822

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		RSF-1	173.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 10/19/2023 BY TP Total Acres: 0.68 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS

(AKA LOT 5 BLOCK D PICCADILLY PA
COMM NW COR OF NE1/4 OF NW1/4, R
TO NW COR LOT 5 BLOCK D FOR POB,

SAYLOR JUSTIN R/SAYLOR BRIDGETT WATTS
264 SW RANDALL TER
LAKE CITY, FL 32024

2027

25-4S-16-03153-032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.040 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	296,391
TOTAL MARKET OB/XF VALUE	38,522
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	359,913
SOH/AGL Deduction	0
ASSESSED VALUE	359,913
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,913
TOTAL JUST VALUE	359,913
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/1219	9/18/2023	WD	Q	I	01	465,000
GRANTOR: BRYANT JERRY WALLACE						
GRANTEE: SAYLOR JUSTIN R						
1300/0277	8/20/2015	WD	U	I	11	100
GRANTOR: JERRY ALVIN BRYANT						
GRANTEE: JERRY ALVIN BRYANT						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
12	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

TOTAL OB/XF 5,700

LAND DESCRIPTION

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

REVIEW DATE 10/19/2023 BY TP Total Acres: 0.68 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS