

(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,

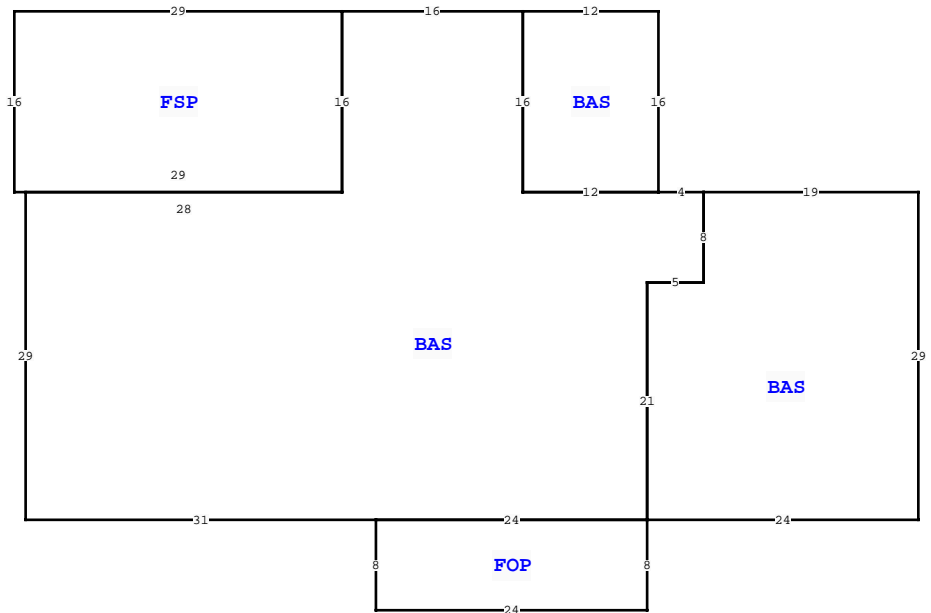
SAYLOR JUSTIN R/SAYLOR BRIDGETT WATTS
264 SW RANDALL TER
LAKE CITY, FL 32024

2026

25-4S-16-03153-032
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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/VNPLK	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	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
BAS	192	100	
BAS	656	100	
BAS	1,891	100	
FOP	192	30	
FSP	464	40	
TOTALS	3,395		
		2,983	301,784

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	126.46	377,230	1978	2005		0	0	20.00	80.00	
1 SINGLE FAM 0% - 2024 Heated Area: 2739 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			301,784
TOTAL MARKET OB/XF VALUE			38,522
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			365,306
SOH/AGL Deduction			0
ASSESSED VALUE			365,306
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			365,306
TOTAL JUST VALUE			365,306
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			366,878
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						

EXTRA FEATURES																	
L N	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	

TOTAL OB/XF														32,822										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1173.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

BUILDING NOTES									
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\$.									

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

