

BEG NW COR OF S1/2 OF SE1/4 OF N 662.72 FT, E 263 FT, N 662.58 FT TO POB & BEG NW COR OF S1/2 OF S

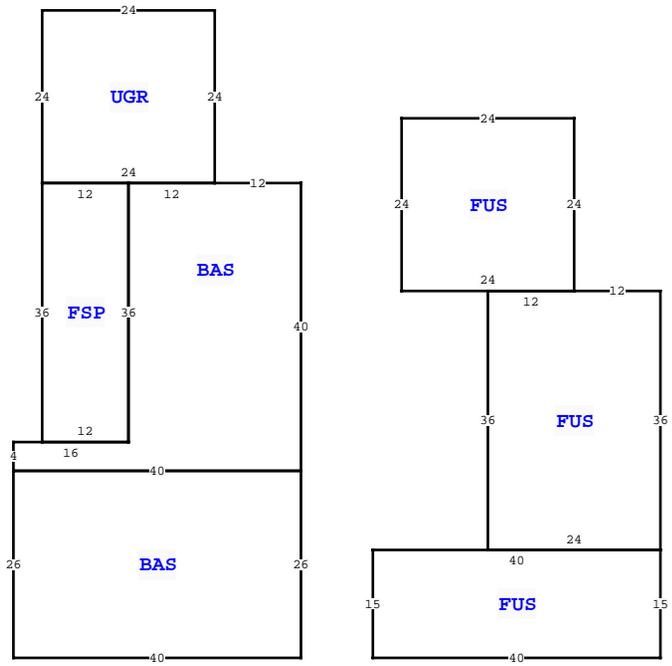
CAPPS ARTHUR RAY/CAPPS LYDIA KANOYE
328 SW COZY GLN
LAKE CITY, FL 32024

2026

26-3S-15-00242-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	2.	2.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,024	100	
BAS	1,040	100	
FSP	432	40	
FUS	576	100	
FUS	600	100	
FUS	864	100	
UGR	576	45	
TOTALS	5,112		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025								
				Heated Area:	4104			HX Base Yr	2025		



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				305,572		
TOTAL MARKET OB/XF VALUE				4,550		
TOTAL LAND VALUE - MARKET				49,170		
TOTAL MARKET VALUE				359,292		
SOH/AGL Deduction				36,197		
ASSESSED VALUE				323,095		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				271,684		
TOTAL JUST VALUE				359,292		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				344,986		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000054594	Roof Replacement	28,000	12/01/2025			
000047942	Remodel	16,070	08/22/2023			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/1914	8/09/2018	PR	U	I	19	203,500
GRANTOR: ROBERT KUZIANIK						
GRANTEE: ARTHUR RAY & LYDIA						
1346/2125	10/19/2017	WD	Q	I	01	192,000
GRANTOR: JERRI S HAINES						
GRANTEE: CECILY HUI & ROBERT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] N26 W40 S26 E40 \$						
BAS=[ORIG=0,-26] N40 W12 W12 S36 W16 S4 E40 \$						
FUS=[ORIG=50,-15] N36 W12 W12 S36 E24 \$						
FUS=[ORIG=50,0] N15 W40 S15 E40 \$						
UGR=[ORIG=-12,-66] N24 W24 S24 E24 \$						
FUS=[ORIG=38,-51] N24 W24 S24 E24 \$						
FSP=[ORIG=-24,-66] W12 S36 E12 N36 \$						

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	0080	DECKING	0	100	16	36	1.00	UT	0.00	100	1993	1993	3	100	450	
2	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	50	2005	2005	3	50	100	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	2,800	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION												TOTAL OB/XF												
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	100		A-1	0.00	0.00	4.47	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,170							