N1/2 OF NW1/4 OF NW1/4 OF SW1/4.
808-1489, 891-1990, 940-1993, DI

URSU JEFFERY MICHAEL/URSU ASHLEY ANN
786 SW BOZEMAN CT
LAKE CITY, FL 32024

2027

26-3S-15-00275-001

BUILDING CHARACTERISTICS

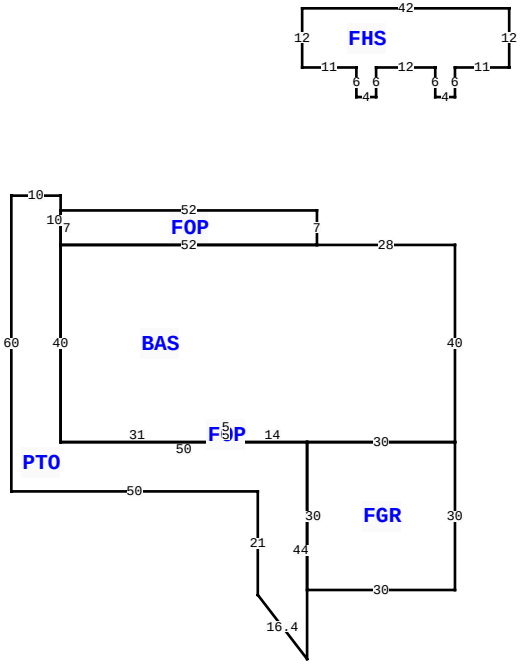
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,185	100		3,185	223,862
FGR	900	55		495	34,792
FHS	552	60		331	23,265
FOP	15	30		4	281
FOP	364	30		109	7,662
PTO	1,375	5		69	4,850
TOTALS	6,391			4,193	294,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,193	88.7490	97.62	409,321	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2021 Heated Area: 3737 HX Base Yr 2021



786 SW BOZEMAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	30	30	900.00	UT	1.50	1.50	100	1997	1997	3	100	1,350	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	294,711
TOTAL MARKET OB/XF VALUE	3,350
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	349,061
SOH/AGL Deduction	51,297
ASSESSED VALUE	297,764
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	246,353
TOTAL JUST VALUE	349,061
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10375	SFR	490	10/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2111	4/22/2026	WD	U	I	30	130,600
GRANTOR: URSU JEFFERY MICHAEL						
GRANTEE: URSU JEFFERY MICHAE						
1563/739	3/09/2026	WD	Q	I	01	385,000
GRANTOR: MURPHY THOMAS M						
GRANTEE: URSU JEFFERY MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 W52 S40 E31 N3 E5 S3 E14 E30 N40 $
PTO=[ORIG=-80,0] N10 W10 S60 E50 S21 D13R10 N44 W50 N40 $
FGR=[ORIG=-30,40] S30 E30 N30 W30 $
FHS=[ORIG=0,-30] N6 E11 N12 W42 S12 E11 S6 E4 N6 E12 S6 E4 $
FOP=[ORIG=-28,0] N7 W52 S7 E52 $
FOP=[ORIG=-49,40] E5 N3 W5 S3 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,350

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.85	12,000.00	10,200.00	51,000							

REVIEW DATE 02/24/2023 BY KS Total Acres: 5.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 11/17/2026 BY SYS