COMM INTERS E LINE OF SEC & N
R/W CSX RR, SAID PT BEING ON A
CURVE, RUN W'RLY ALONG CURVE

KUYKENDALL JOHN G/KUYKENDALL JANET N
336 NW PRIMITIVE GLN
LAKE CITY, FL 32055

2027

26-3S-16-02305-106

BUILDING CHARACTERISTICS

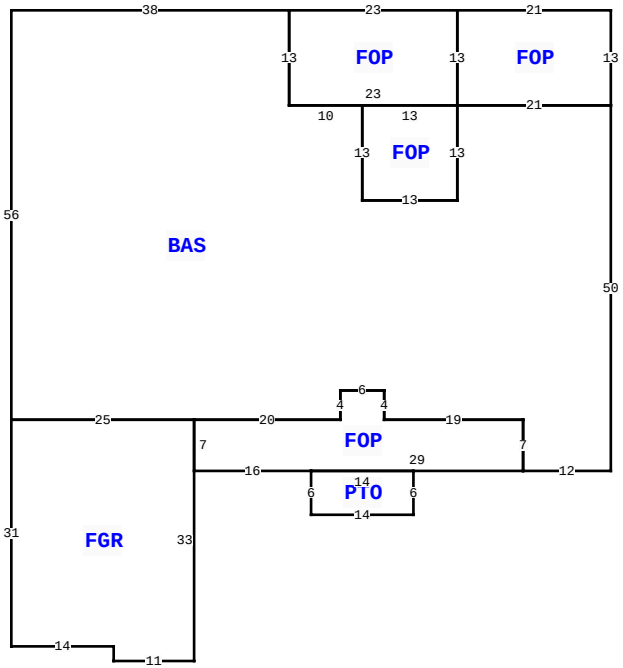
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		26316.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,911	100		3,911	433,576
FGR	797	55		438	48,557
FOP	169	30		51	5,654
FOP	273	30		82	9,091
FOP	299	30		90	9,978
FOP	339	30		102	11,308
PTO	84	5		4	443
TOTALS	5,872			4,678	518,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,678	119.1015	131.01	612,865	1998	2010	0	0	0	15.38	84.62

1 SINGLE FAM 100% - 2020 Heated Area: 3911 HX Base Yr 2020



336 NW PRIMITIVE GLN, LAKE CITY

BLD DATE		LGL DATE	04/09/2025 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	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	829.00	UT	1.50	1.50	100	1998	1998	3	100	1,244	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2001	2001	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	1,389.00	UT	1.50	1.50	30	2001	2001	3	30	625	
5	0260	PAVEMENT-A	0	100	0	0	8,080.00	UT	1.00	1.00	100	2001	2001	3	100	8,080	
6	0031	BARN,MT AE	0	100	32	24	768.00	UT	12.00	12.00	100	2001	2001	3	100	9,216	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	2,000	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
9	0031	BARN,MT AE	0	100	32	24	768.00	UT	12.00	12.00	100	2019	2019	3	100	9,216	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 50,217

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		00	0.00	0.00	10.56	AC		1.00	1.00	1.00	9,000.00	9,000.00	95,040							

REVIEW DATE 05/23/2023 BY JB Total Acres: 10.56 Total Land Value: 95,040 Market: 0 Agricultural: 0 Common: 95,040 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		518,606
TOTAL MARKET OB/XF VALUE		50,217
TOTAL LAND VALUE - MARKET		95,040
TOTAL MARKET VALUE		663,863
SOH/AGL Deduction		136,506
ASSESSED VALUE		527,357
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		475,946
TOTAL JUST VALUE		663,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		673,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043521	Roof Replacement	31,600	01/12/2022
40650	GENERATOR	0	09/30/2020
38588	STORAGE	181	09/11/2019
18106	POOL	100	03/29/2001
17998	ADDN SFR	75	03/01/2001
13560	SFR	595	01/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/1586	6/21/2019	WD	U	I	30	100
GRANTOR: JOHN KUYKENDALL						
GRANTEE: JOHN G & JANET N KU						
1383/1880	4/30/2019	WD	Q	I	01	467,000
GRANTOR: JAY SCOTT & JONI SUE						
GRANTEE: JOHN KUYKENDALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S56 FGR= S31 E14 S2E11 N33 W25$ E25 FOP= S7 E16 PTO= S6 E14 N6 W14$ E29 N7 W19 N4 W6 S4 W20$ E20 N4 E6 S4E19 S7 E12 N50 FOP= N13 W21 S13 E21$ W21 FOP= N13 W23 S13 E23$ FOP= W13 S13 E13N13$ S13 W13 N13 W10 N13$.