COMM SE COR OF NW1/4 OF NE1/4, R
FT TO ARC OF A CURVE, NE ALONG C
FT, NE 46 DEG 48.97 FT FOR POB,

WARREN FAYE BOWLING LIVING TRUST
630 NW OLD MILL DR
LAKE CITY, FL 32055

2027

26-3S-16-02306-001

BUILDING CHARACTERISTICS

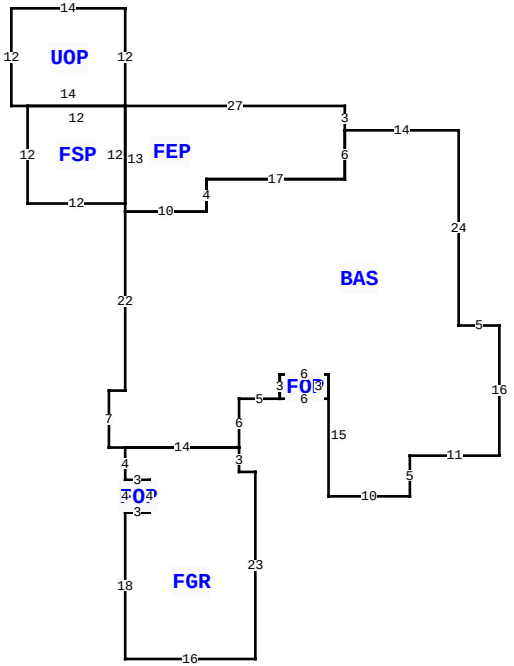
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	07	07
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	1,473	100		1,473	136,369
FEP	283	80		226	20,923
FGR	398	55		219	20,275
FOP	12	30		4	371
FOP	18	30		5	463
FSP	144	40		58	5,370
UOP	168	20		34	3,148
TOTALS	2,496			2,019	186,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,019	129.4821	142.43	287,566	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1473 HX Base Yr



630 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1993	1993	3	100	1,440	
3	0261	PRCH, UOP	0	100	1	24	288.00	UT	6.50	6.50	100	1993	1993	3	100	1,872	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,250	
5	0083	DOCK-LAKE	0	100	0	0	468.00	UT	11.50	11.50	100	1993	1993	3	40	2,153	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,918
TOTAL MARKET OB/XF VALUE		7,465
TOTAL LAND VALUE - MARKET		121,500
TOTAL MARKET VALUE		315,883
SOH/AGL Deduction		122,408
ASSESSED VALUE		193,475
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		137,064
TOTAL JUST VALUE		315,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,282

LAND:1:1: 1.41 ACRE LAKE FRONT ON LAKE JEFFREY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049993	Roof Replacement	20,799	05/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/2402	9/30/2020	WD	U	I	11	100
GRANTOR: WARREN FAYE BOWLING						
GRANTEE: WARREN FAYE BOWLING						
1419/0445	9/02/2020	WD	U	I	30	100
GRANTOR: FAYE BOWLING WARREN						
GRANTEE: FAYE BOWLING WARREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N3 W27 UOP= N12 W14 S12 E14$ FSP= W12 S12 E12
N12$ S13 E10N4 E17 N6$ S6 W17 S4 W10 S22 W2 S7 E2 FGR= S4
FOP= S4 E3 N4 W3$ E3 S4 W3 S18 E16 N23 W2N3 W14$ E14 N6 E5
FOP= E6 N3 W6 S3$ N3 E6 S15 E10 N5 E11 N16 W5 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,465

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	0133	C	SFR LAKE	100		00	147.00	366.00	1.00	LT		1.00	1.00	1.00	121,500.00	121,500.00	121,500							

REVIEW DATE 06/24/2024 BY jerry Total Acres: 1.24 Total Land Value: 121,500 Market: 0 Agricultural: 0 Common: 121,500 PRINTED 11/17/2026 BY SYS