COMM NW COR OF SEC, RUN SE
2248.26 FT FOR POB, RUN SE
348.34 FT, S 992.97 FT, NW

BORIS PATRICIA FAYE
P O BOX 2095
LAKE CITY, FL 32056

2027

26-3S-16-02306-003

BUILDING CHARACTERISTICS

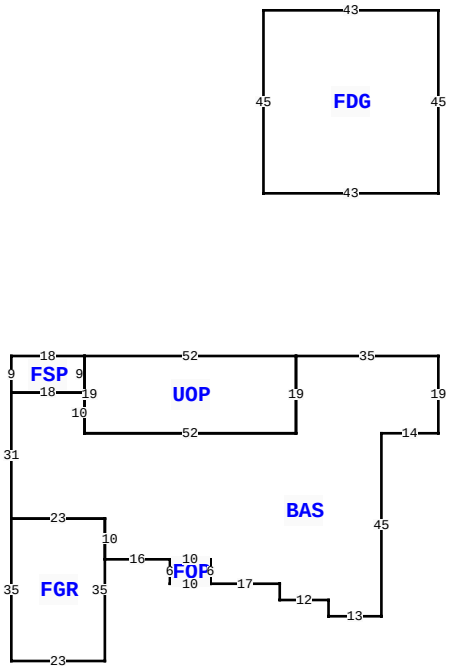
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,840	100		3,840	307,607
FDG	1,935	60		1,161	93,003
FGR	805	55		443	35,487
FOP	60	30		18	1,442
FSP	162	40		65	5,207
UOP	988	20		198	15,861
TOTALS	7,790			5,725	458,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,725	112.0350	123.24	705,549	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3840 HX Base Yr



996 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	458,607
TOTAL MARKET OB/XF VALUE	10,584
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	694,191
SOH/AGL Deduction	266,776
ASSESSED VALUE	427,415
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	376,004
TOTAL JUST VALUE	694,191
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	702,526

LAND:1:2: LAKE JEFFREY FRONTAGE

LAND:1:1: 5.34 AC UPLANDS ; 7.77 AC TOTAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052913	Roof Replacement	39,978	04/21/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 UOP= W52 S19 E52 N19$ S19 W52 N10 FSP= N9 W18 S9 E18$W18 S31 FGR= S35 E23 N35 W23$E23S10E16 FOP= S6 E10 N6 W10$ E10 S6 E17 S4 E12 S4 E13 N45 E14 N19$ PTR= N40 FDG= N45 W43 S45 E43$ S40$.

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	6,120.00	6,120.00	70	0	0	3	70	4,284	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,300	

LAND DESCRIPTION

TOTAL OB/XF 10,584

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/19/2025 BY chuck Total Acres: 7.77 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 11/17/2026 BY SYS