

COMM SE COR OF LOT 17, FAIRWAY V
SE 57.78 FT, S 150 FT FOR POB, E
15.19 FT, CONT SE 23.55 FT, S 28

BOYD LYNNE DEVANE PAYNE
900 NW FRONTIER DR
LAKE CITY, FL 32055

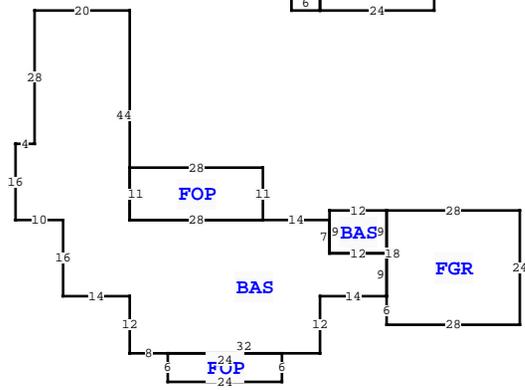
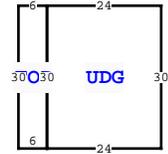
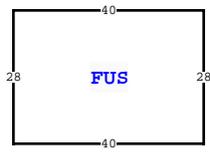
2026

26-3S-16-02308-008



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	16	WD FR STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	70		
Interior Floor	14	CARPET	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3.5	100		
Frame	01	NONE	100		
Stories	1.5	1.5	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	09	09			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	26316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100		108	12,182
BAS	2,428	100		2,428	273,881
FGR	672	55		370	41,737
FOP	144	30		43	4,850
FOP	180	30		54	6,091
FOP	308	30		92	10,378
FUS	1,120	100		1,120	126,337
UDG	720	55		396	44,669
TOTALS	5,680			4,611	520,125

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,611	152.2303	173.54	800,193	1993	1993	0	0	0	35.00	65.00
1 SINGLE FAM			100% - 0	Heated Area: 3656			HX Base Yr					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				520,125		
TOTAL MARKET OB/XF VALUE				51,399		
TOTAL LAND VALUE - MARKET				30,770		
TOTAL MARKET VALUE				602,294		
SOH/AGL Deduction				232,503		
ASSESSED VALUE				369,791		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				318,380		
TOTAL JUST VALUE				602,294		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				593,183		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000051482	Roof Replacement	7,045	11/13/2024			
37956	MAINT/ALTR	145	04/04/2019			
30036	ADDN SFR	120	03/29/2012			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2167	10/26/2023	LE	U	I	14	100
GRANTOR: BOYD LYNNE DEVANE PAY						
GRANTEE: PAYNE MICHAEL CHARL						
0758/0560	3/20/1992	WD	U	V	35	145,000
GRANTOR: PONCE TRUCK LINE						
GRANTEE: BLAIR PAYNE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W20 S28 W4 S16 E10 S16 E14 S12 E8 FOP= S6 E24 N6 W24\$ E32 N12 E14 FGR= S6 E28 N24 W28\$18\$ N9 BAS= N9 W12 S9E12\$ W12 N7 W14 FOP= N11 W28 S11 E28\$ W28 N44\$ PTR= N30 FUS= N28 W40 S28 E40\$ S30\$ PTR=E40 UDG= E24 N30 W24 FOP= W6 S30 E6 N30\$ S30 \$ W40\$.						

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	0280	POOL R/CON	0	100	32	16	UT		832.00	100	1993	1993	3	40	23,296	
2	0166	CONC,PAVMT	0	100	0	0	UT	1.40	1.40	100	0	0	3	100	4,325	
3	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
4	0260	PAVEMENT-A	0	100	12	437	UT	1.10	1.10	100	2003	2003	3	100	5,768	
5	0282	POOL ENCL	0	100	34	65	UT	15.00	15.00	100	2012	2012	3	40	13,260	
6	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2018	2018	3	100	750	

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	3.62	AC		1.00	1.00	1.00	8,500.00	8,500.00	30,770								