LOT 12 FAIRWAY VIEW S/D UNIT 1.
ORB 430-266, 891-451,

EGRET BIRD PROPERTIES LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32024

2027

26-3S-16-02309-012

BUILDING CHARACTERISTICS

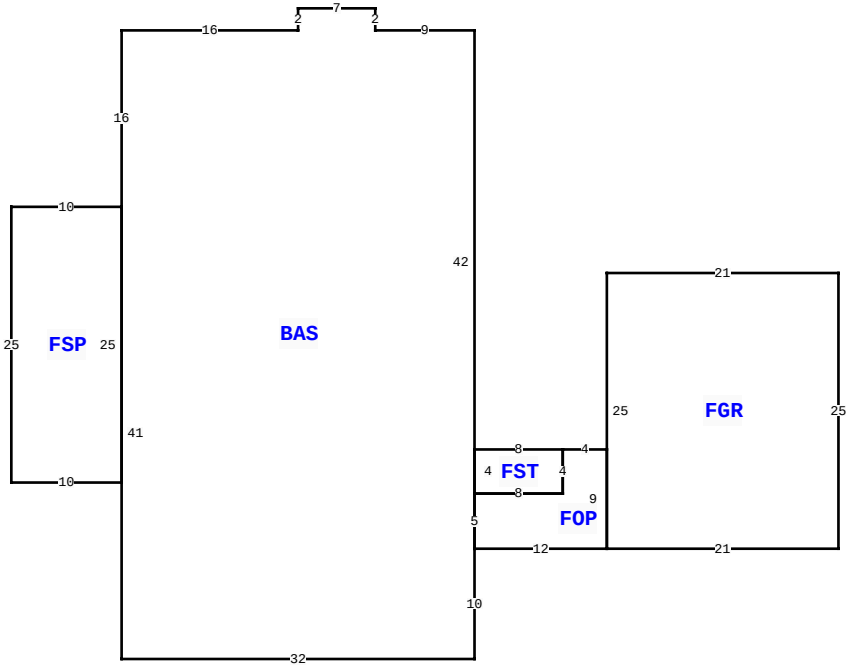
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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		26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100		1,838	153,698
FGR	525	55		289	24,167
FOP	76	30		23	1,923
FSP	250	40		100	8,362
FST	32	55		18	1,505
TOTALS	2,721			2,268	189,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,268	116.9586	128.65	291,778	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1838 HX Base Yr



116 NW EGRET LN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	189,656
TOTAL MARKET OB/XF VALUE	4,212
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	235,868
SOH/AGL Deduction	0
ASSESSED VALUE	235,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,868
TOTAL JUST VALUE	235,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/1289	10/26/2016	WD	U	I	30	163,000
GRANTOR: THOMAS EAGLE & ETAL						
GRANTEE: EGRET BIRD PROPERTI						
0891/0451	11/02/1999	WD	Q	I		107,000
GRANTOR: FENSTEMACHER						
GRANTEE: T EAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N2 W7 S2 W16 S16 FSP= W10 S25 E10 N25$ S41 E32 N 10
FOP= E12 FGR= E21 N25 W21 S25$ N9 W4 S4 W8 S5$ N5 FST= E8 N4 W8 S4$ N42$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0166	CONC,PAVMT	0	0	16	66	1,056.00	UT	2.00	2.00	100	1993	1993	3	100	2,112	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,212

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	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 07/24/2018 BY KR Total Acres: 0.55 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS