BEG SE COR OF W1/2 OF NE1/4, W 4
851.60 FT, W 740.66 FT TO E R/W
N ALONG R/W 30.08 FT, E 738.82 F

ALLISON CARL L/ALLISON JOAM M
3707 SW SALEM RD
LAKE CITY, FL 32024

2027

26-4S-15-00401-024

BUILDING CHARACTERISTICS

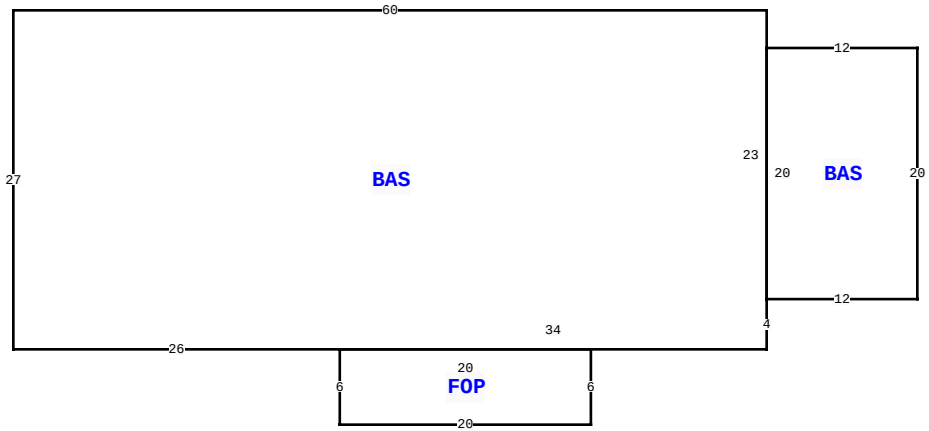
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26415.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	13,983
BAS	1,620	100		1,620	94,384
FOP	120	35		42	2,447
TOTALS	1,980			1,902	110,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,902	113.9000	105.93	201,479	2007	2007	0	0	0	45.00	55.00

2 MANUF 1 100% - 2020 Heated Area: 1860 HX Base Yr 2020



248 SW CLOVER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0070	CARPORT UF	0	100	20	20	400.00	UT	3.50	3.50	100	2013	2013	3	100	1,400	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,400	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		110,813
TOTAL MARKET OB/XF VALUE		11,500
TOTAL LAND VALUE - MARKET		110,330
TOTAL MARKET VALUE		200,661
SOH/AGL Deduction		131,741
ASSESSED VALUE		68,920
TOTAL EXEMPTION VALUE	HX HB WX	48,920
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		232,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,836

SALE:1:1: 10.03 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052916	Roof Replacement	10,600	04/21/2025
000045746	Remodel	18,091	10/21/2022
25551	M H	275	02/20/2007
23341	M H	0	06/30/2005
19863	M H	125	08/16/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1486	11/04/2026	WD	Q	I	01	375,000
GRANTOR: FLOYD GAYLE JAYNE HAL						
GRANTEE: ALLISON CARL L						
1573/1701	7/21/2026	LE	U	I	14	100
GRANTOR: FLOYD GAYLE JAYNE HAL						
GRANTEE: FLOYD GAYLE JAYNE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E26FOP= S6 E20 N6 W20$ E34 N4 BAS= E12 N20 W12 S20$ N23$.

LAND DESCRIPTION

TOTAL OB/XF 11,500

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	0200	C	MBL HM	100		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	77,000							
2	5500	A	TIMBER 2	0			0.00	0.00	3.03	AC		1.00	1.00	1.00	445.00	445.00	1,348							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,330							

REVIEW DATE 06/02/2025 BY chuck Total Acres: 10.03 Total Land Value: 78,348 Market: 33,330 Agricultural: 1,348 Common: 77,000 PRINTED 11/17/2026 BY SYS