

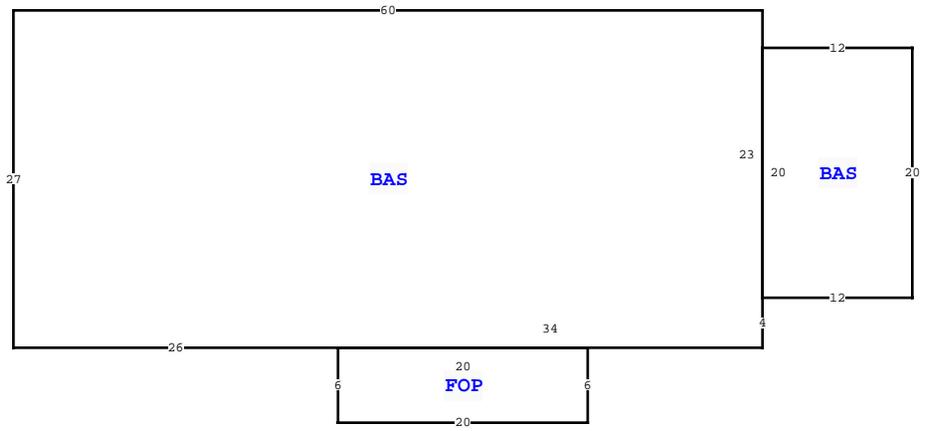
BEG SE COR OF W1/2 OF NE1/4,
 RUN W 453.30 FT, N 851.60 FT,
 W 740.66 FT TO E R/W CYPRESS

FLOYD JOHN JULIAN/FLOYD GAYLE JAYNE HALL
 248 SW CLOVER GLN
 LAKE CITY, FL 32024

2026

26-4S-15-00401-024


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		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
BAS	240	100	
BAS	1,620	100	
FOP	120	35	
TOTALS	1,980		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	- 2020	Heated Area: 1860			HX Base Yr 2020			
											
TOTALS		1,902		112,006	248 SW CLOVER GLN, LAKE CITY		BLD DATE		LGL DATE	05/06/2026	MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		112,006				
TOTAL MARKET OB/XF VALUE		11,500				
TOTAL LAND VALUE - MARKET		110,330				
TOTAL MARKET VALUE		201,854				
SOH/AGL Deduction		134,902				
ASSESSED VALUE		66,952				
TOTAL EXEMPTION VALUE		41,952		HX HB		
BASE TAXABLE VALUE		25,000				
TOTAL JUST VALUE		233,836				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		224,900				
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
1401/0127	12/12/2019	WD	Q	I	01	150,000
GRANTOR: MARGARET BELINDA SIKE						
GRANTEE: JOHN JULIAN & GAYLE						
1102/2599	11/20/2006	WD	Q	I		62,500
GRANTOR: ROBERT JOHNSON						
GRANTEE: MARGARET SIKES						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W60 S27 E26FOP= S6 E20 N6 W20\$ E34 N4 BAS= E12 N20 W12 S20\$ N23\$.						

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	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0070	CARPORT UF	0	100	20	20	UT	3.50	3.50	100	2013	2013	3	100	1,400	
3	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	2,400	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	200	

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	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 06/09/2026 BY SYS																								
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