COMM NW COR OF NW1/4 OF SE1/4, R
S R/W CR-349 FOR POB, CONT S 451
492 FT, N 254.23 FT, W 25 FT, N

BIRD DONALD P JR/BIRD ANDREA S
1004 SE COUNTY RD 349
LAKE CITY, FL 32025

2027

26-5S-17-09395-000

BUILDING CHARACTERISTICS

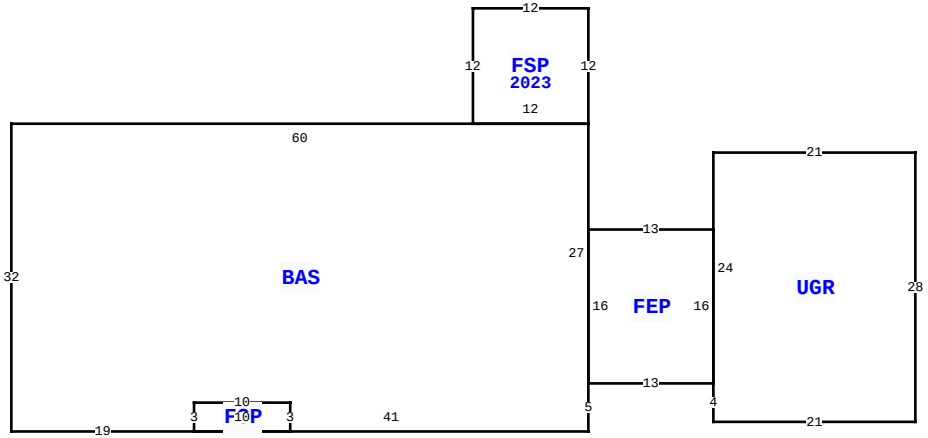
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	05	DRYWALL 10
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	233,349
FEP	208	80		166	20,175
FOP	30	30		9	1,094
FSP	144	40	2023	58	7,049
UGR	588	45		265	32,207
TOTALS	2,890			2,418	293,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,418	122.7600	135.04	326,527	1971	2017	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2023 Heated Area: 1920 HX Base Yr 2023



1004 SE COUNTY ROAD 349 , 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	0031	BARN,MT AE	0	100	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0031	BARN,MT AE	0	100	24	29	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	293,874
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	65,260
TOTAL MARKET VALUE	361,134
SOH/AGL Deduction	48,117
ASSESSED VALUE	313,017
TOTAL EXEMPTION VALUE	HX HB VX 13 313,017
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	361,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,466

PRMT:1:1: BARN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14303	GARAGE	30	07/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1938	6/23/2022	WD	Q	I	01	399,900
GRANTOR: DATZ ALAN P						
GRANTEE: BIRD DONALD P JR						
1328/0397	12/15/2016	WD	U	I	12	83,500
GRANTOR: WELLS FARGO BANK						
GRANTEE: ALAN P & BARBARA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S32 E19 E41 N5 N27 $
UGR=[ORIG=13,27] S4 E21 N28 W21 S24 $
FEP=[ORIG=0,27] E13 N16 W13 S16 $
FSP=[YR=2023;ORIG=0,-12] W12 S12 E12 N12 $
FOP=[ORIG=-41,32] E10 N3 W10 S3 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	100		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 09/19/2022 BY CP Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS