

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

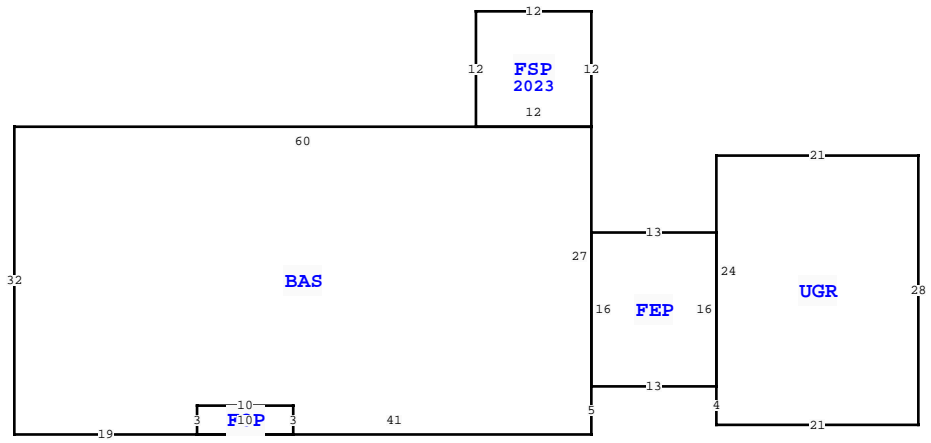
BIRD DONALD P JR/BIRD ANDREA S  
1004 SE COUNTY RD 349  
LAKE CITY, FL 32025

**2026**

26-5S-17-09395-000  
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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 Floor	13	LAM/VNLPLK 50
Interior Floor	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2023									
			Heated Area: 1920				HX Base Yr 2023					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	237,583
FEP	208	80		166	20,541
FOP	30	30		9	1,113
FSP	144	40	2023	58	7,177
UGR	588	45		265	32,792
<b>TOTALS</b>	<b>2,890</b>			<b>2,418</b>	<b>299,206</b>

1004 SE COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	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	

TOTAL OB/XF 2,000

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	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			299,206
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			65,260
TOTAL MARKET VALUE			366,466
SOH/AGL Deduction			62,566
ASSESSED VALUE			303,900
TOTAL EXEMPTION VALUE	HX HB VX 13		303,900
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			366,466
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			355,562

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
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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 \$