

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

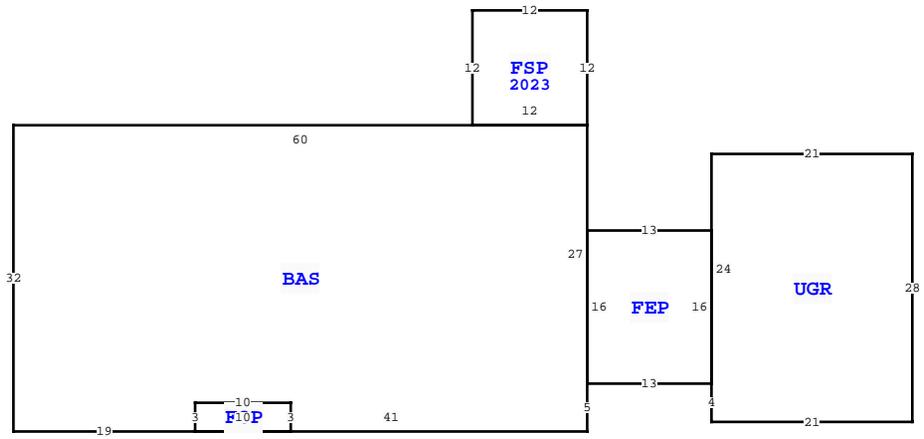
BIRD DONALD P JR/BIRD ANDREA S
1004 SE COUNTY RD 349
LAKE CITY, FL 32025

2026

26-5S-17-09395-000
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
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
BAS	1,920	100	
FEP	208	80	
FOP	30	30	
FSP	144	40	2023
UGR	588	45	
TOTALS	2,890		

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	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			299,206
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			50,200
TOTAL MARKET VALUE			351,406
SOH/AGL Deduction			47,506
ASSESSED VALUE			303,900
TOTAL EXEMPTION VALUE	HX HB VX 13		303,900
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			351,406
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	
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 \$	

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	0031	BARN,MT AE	0	100	16	20	1.00	UT	0.00	100	0	0	3	100	600	
2	0031	BARN,MT AE	0	100	24	29	1.00	UT	0.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	1993	1993	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	0100	C	SFR	100		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,200							