

BEG NW COR OF NW1/4 OF SE1/4, RU S 642.55 FT, W 226.90 FT TO NE' L RR, RUN NW ALONG R/W TO W LINE O

MCINNIS BRET R/MCINNIS APRIL V 138 NW SCARBOROUGH LN LAKE CITY, FL 32055

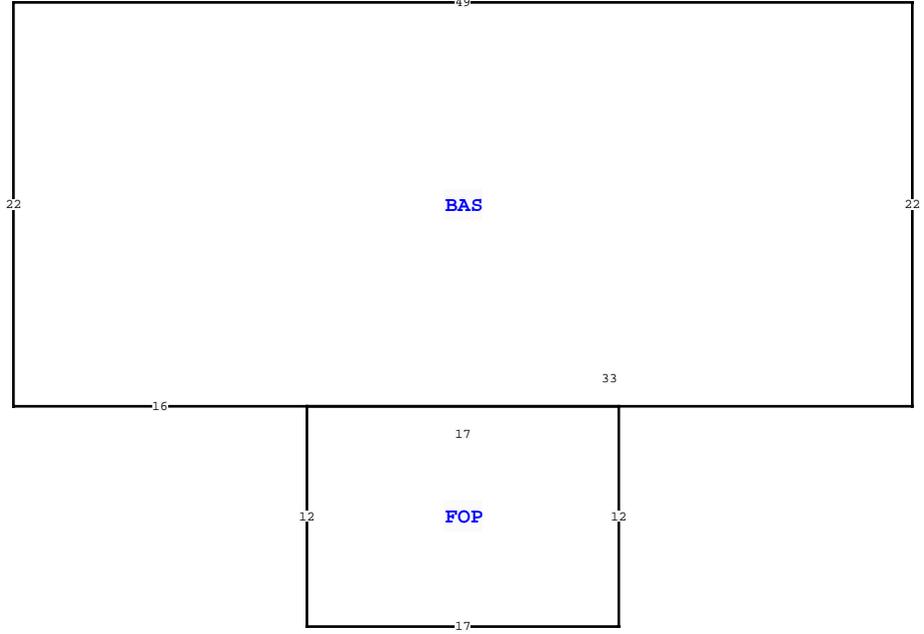
2026

27-2S-16-01768-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	13	LAM/VNLPLK	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	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	03
NEIGHBORHOOD/LOC	27216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,078	100	
FOP	204	30	
TOTALS	1,282		1,139
			99,377

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%	- 2026		152,888	1962	1962	0	0	35.00	65.00
				Heated Area: 1078			HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		99,377	
TOTAL MARKET OB/XF VALUE		15,297	
TOTAL LAND VALUE - MARKET		45,270	
TOTAL MARKET VALUE		159,944	
SOH/AGL Deduction		0	
ASSESSED VALUE		159,944	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		108,533	
TOTAL JUST VALUE		159,944	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		149,884	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045267	Electrical Servic	0	08/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/2768	4/07/2022	WD	Q	I	01	165,000
GRANTOR: WESTBROOK JASON T						
GRANTEE: MCINNIS BRET R						
1260/1376	8/23/2013	WD	U	I	12	45,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JASON T WESTBROOK						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	28	25	700.00	UT	7.50	7.50	25
2	0294	SHED WOOD/	0	100	7	7	49.00	UT	7.50	7.50	50
3	0252	LEAN-TO W/	0	100	10	25	250.00	UT	2.00	2.00	50
4	0060	CARPORT F	0	100	19	20	360.00	UT	5.00	5.00	50
5	0252	LEAN-TO W/	0	100	10	25	250.00	UT	2.00	2.00	50
6	0120	CLFENCE 4	0	100	0	0	240.00	UT	7.50	7.50	50
7	0030	BARN, MT	0	100	0	0	1.00	UT	9,000.00	9,000.00	100
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												15,297			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			05/11/2026			MLU									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W49 S22 E16 FOP= S12 E17 N12 W17\$ E33 N22\$.											

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	5.03	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,270							