

LOT 6 BLK A TALL PINE ACRES S/D.
630-045, 712-813, 806-2020, WD 1

MURRAY CHRISTIAN DAVID
154 NW OPEN CT
LAKE CITY, FL 32055

2026

27-3S-16-02318-010
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	12	HARDWOOD	30
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	06
NEIGHBORHOOD/LOC	27316.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,768	100	
FCP	576	25	
FOP	66	30	
FST	114	55	
UDU	110	55	
UDU	176	55	
UOP	180	20	
TOTALS	2,990		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,188	111.1620	124.50	272,406	1987	1990	0	0	35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 1768 HX Base Yr 2020											

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE	177,064			
TOTAL MARKET OB/XF VALUE	9,662			
TOTAL LAND VALUE - MARKET	18,500			
TOTAL MARKET VALUE	205,226			
SOH/AGL Deduction	52,550			
ASSESSED VALUE	152,676			
TOTAL EXEMPTION VALUE	51,411	HX HB		
BASE TAXABLE VALUE	101,265			
TOTAL JUST VALUE	205,226			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	205,226			
SALE:2:1: LOT 6, BLK A, TALL PINE ACRES				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
000047931	Roof Replacement	15,730	08/21/2023	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1400/1339	11/20/2019	WD U	I 12	139,900
GRANTOR: US BANK TRUST NA				
GRANTEE: CHRISTIAN DAVID MUR				
1375/2115	11/15/2018	WD U	I 12	137,400
GRANTOR: GEORGE & MATHIDE OLIV				
GRANTEE: US BANK TRUST NA				

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	2,581.00	UT	2.00	2.00	100	1993
2	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0
3	0120	CLFENCE 4	0	100	0	520.00	UT	2.50	2.50	100	1993
4	0296	SHED METAL	0	100	0	1.00	UT	600.00	600.00	100	2023
5	0296	SHED METAL	0	100	0	1.00	UT	600.00	600.00	100	2023

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTAL OB/XF VALUE: 9,662											

BUILDING NOTES											
GRANTEE: US BANK TRUST NA											
GRANTEE: CHRISTIAN DAVID MUR											
GRANTEE: GEORGE & MATHIDE OLIV											
GRANTEE: US BANK TRUST NA											
BUILDING DIMENSIONS											
BAS= W10 UOP= N12 W15 S12 E15\$ W39 S32 E19 FOP= E11 N6 W11 S6\$N6 E49 FCP= E24 N24 W24 S24\$ N20 FST= N6 W19 S6 E19\$ W19 N6\$ PTR= N20 UDU= N16 W11 S16 E11\$ S20 PTR= N20 E20 UDU= E11 N10 W11 S10\$S20 W20\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF/MS	46.00	303.00	1.00	LT	

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
18,500.00	18,500.00	18,500							

REVIEW DATE	BY	Total Acres	Total Land Value	Market	Agricultural	Common
09/22/2023	jerry	1.02	18,500	0	0	18,500