COMM SW COR, RUN E 420 FT, N 28
CONT N 200 FT, W 90 FT TO E R/W
ALONG R/W 200 FT, E 9.50 FT TO P

CHURCH A WAYNE
190 SW IRIS CT
LAKE CITY, FL 32024-4474

2027

27-3S-17-05589-000

BUILDING CHARACTERISTICS

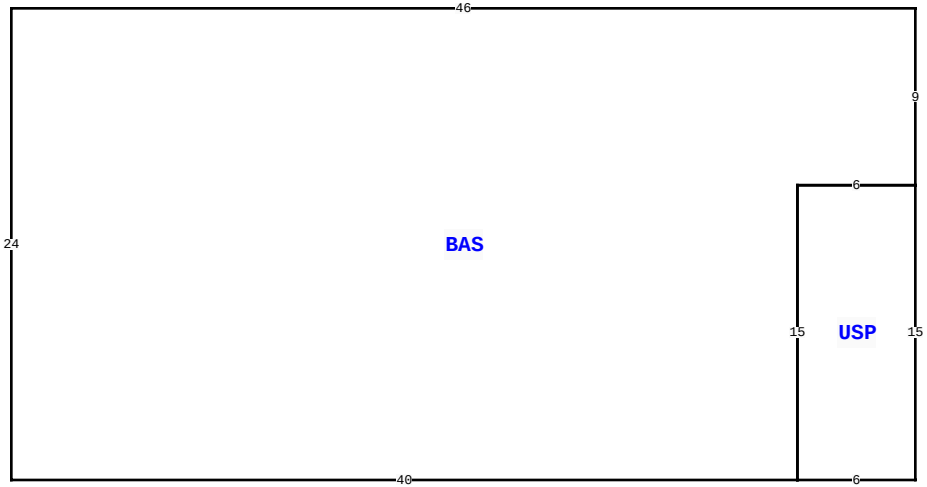
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	27317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100		1,014	51,305
USP	90	35		32	1,619
TOTALS	1,104			1,046	52,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,046	70.7616	77.84	81,421	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1014 HX Base Yr



2179 NE BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	04/29/2025 MLU
XF DATE		LAND DATE	
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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	52,924
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	10,780
TOTAL MARKET VALUE	63,904
SOH/AGL Deduction	0
ASSESSED VALUE	63,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,904
TOTAL JUST VALUE	63,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/2148	12/22/2014	LE	U	I	14	100

GRANTOR: A WAYNE CHURCH

GRANTEE: A WAYNE CHURCH (RES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S24 E40 USP= E6 N15 W6 S15$ N15 E6 N9$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	0			0.00	0.00	0.98	AC		1.00	1.00	1.00	11,000.00	11,000.00	10,780							

REVIEW DATE 09/08/2015 BY DF Total Acres: 0.98 Total Land Value: 10,780 Market: 0 Agricultural: 0 Common: 10,780 PRINTED 11/17/2026 BY SYS