

COMM SW COR OF SW1/4 OF SW1/4, R
POB, RUN E 292.53 FT, N 280 FT,
280 FT TO POB.

TAYLOR JAMES N/TAYLOR CYNTHIA
549 SW PRECISION LOOP
LAKE CITY, FL 32024

2026

27-4S-16-03215-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	N/A 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	27416.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	2,402
UOP	825
TOTALS	3,227

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,567	117.3060	131.38	337,252	1985	1985	0	0	35.00	65.00
1 SINGLE FAM 100% - 2022 Heated Area: 2402 Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.											
HX Base Yr 2022											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			219,214
TOTAL MARKET OB/XF VALUE			11,878
TOTAL LAND VALUE - MARKET			37,600
TOTAL MARKET VALUE			268,692
SOH/AGL Deduction			37,539
ASSESSED VALUE			231,153
TOTAL EXEMPTION VALUE	13 HX HB	231,153	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			268,692
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054215	Roof Replacement	39,525	10/08/2025
000049587	Remodel	41,567	04/10/2024
31461	MAINT/ALTR	40	09/18/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/1993	3/12/2021	WD	Q	I	05	249,900
GRANTOR: WINGATE WAYNE						
GRANTEE: TAYLOR JAMES N						
0839/1286	4/29/1997	WD	Q	I	03	0
GRANTOR: MARK LEONARD						
GRANTEE: DEBORAH LEONARD						

EXTRA FEATURES	
L N	OB/XF CODE
1	0021
2	0294
3	0210
4	0166
5	0190
6	0252
7	0296
8	0120
9	0070

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/20/2026	MLU

BUILDING NOTES	
NULL	

BUILDING DIMENSIONS	
NULL	

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	280.00	293.00	1.88	AC		1.00	1.00	1.00	20,000.00	20,000.00	37,600							