LOTS 2 & 3 SHADY ACRES S/D.
ORB 444-463, 729-415,
ORB 744-447, 772-1779 & 982-

TAYLOR JEFFREY T/TAYLOR SUSAN
172 SW PRECISION LP
LAKE CITY, FL 32024

**2027**

**27-4S-16-03216-002**

## BUILDING CHARACTERISTICS

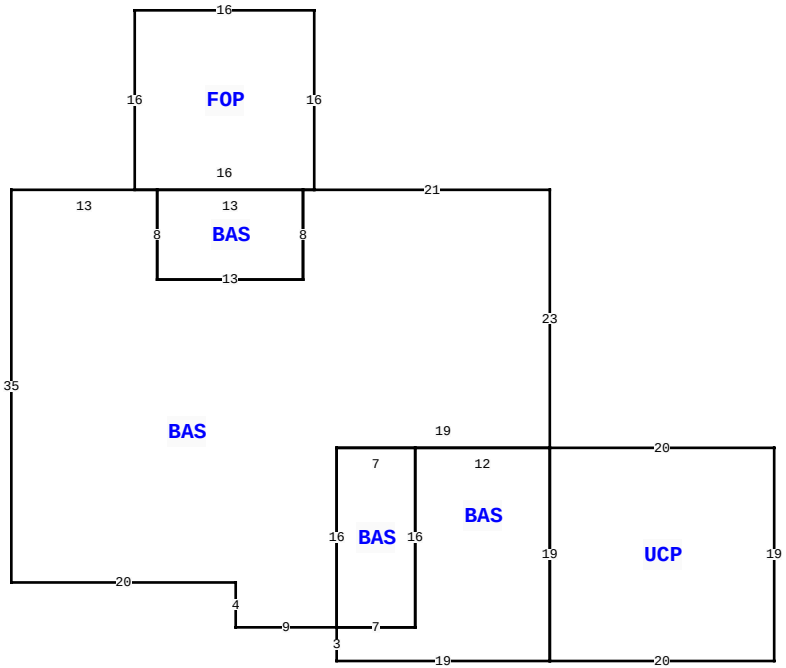
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR 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 01 |
| NEIGHBORHOOD/LOC | 27416.040 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 104 | 100 | | 104 | 7,141 |
| BAS | 112 | 100 | | 112 | 7,690 |
| BAS | 249 | 100 | | 249 | 17,096 |
| BAS | 1,384 | 100 | | 1,384 | 95,025 |
| FOP | 256 | 30 | | 77 | 5,287 |
| UCP | 380 | 20 | | 76 | 5,218 |
| TOTALS | 2,485 | | | 2,002 | 137,456 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,002 | 96.0300 | 105.63 | 211,471 | 1980 | 1980 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1849 HX Base Yr




172 SW PRECISION LOOP, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 137,456 |
| TOTAL MARKET OB/XF VALUE | 24,796 |
| TOTAL LAND VALUE - MARKET | 40,000 |
| TOTAL MARKET VALUE | 202,252 |
| SOH/AGL Deduction | 73,097 |
| ASSESSED VALUE | 129,155 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 77,744 |
| TOTAL JUST VALUE | 202,252 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 204,751 |

SALE:2:1: LOT 2, SHADY ACRES

LAND:1:1: 1.00 AC.

SALE:1:1: LOT 2 SHADY ACRES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0772/1779 | 3/25/1993 | WD | Q | I | | 42,000 |
| GRANTOR: JOHNS EUGENE T | | | | | | |
| GRANTEE: JEFFERY T TAYLOR | | | | | | |
| 0744/0447 | 2/27/1991 | QC | Q | I | 02 | 0 |
| GRANTOR: LENA GALE | | | | | | |
| GRANTEE: EUGENE JOHNS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W21 FOP= N16 W16 S16 E16$ W1 BAS= W13 S8 E13 N8$S8 W13 N8 W13 S35 E20 S4 E9 BAS= S3 E19 UCP= E20 N19 W20 S19$ N19 W12 BAS= W7 S16 E7 N16$ S16 W7$N16 E19 N23 $.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 3 | 0210 | GARAGE U | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0251 | LEAN TO W/ | 0 | 100 | 12 | 24 | 288.00 | UT | 3.00 | 3.00 | 40 | 1999 | 1999 | 3 | 40 | 346 | |
| 6 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |
| 7 | 0031 | BARN,MT AE | 0 | 100 | 30 | 50 | 1,500.00 | UT | 9.00 | 9.00 | 100 | 2019 | 2019 | 3 | 100 | 13,500 | |
| 8 | 0252 | LEAN-TO W/ | 0 | 100 | 22 | 50 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,650 | |

## LAND DESCRIPTION

TOTAL OB/XF 24,796

| 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 | 100 | | A-1 | 190.00 | 228.00 | 1.00 | LT | | 1.00 | 1.00 | 0.80 | 25,000.00 | 20,000.00 | 20,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | | 157.00 | 310.00 | 1.00 | LT | | 1.00 | 1.00 | 0.80 | 25,000.00 | 20,000.00 | 20,000 | | | | | | | |

REVIEW DATE 07/16/2019 BY KR Total Acres: 2.11 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS