LOT 16 SHADY ACRES S/D.
ORB 627-151, 627-443, 851-769,
910-525, CT 1265-637, SWD 1266

ABSHER RAYMOND E
439 SW PRECISION LP
LAKE CITY, FL 32024

2027

27-4S-16-03216-016

BUILDING CHARACTERISTICS

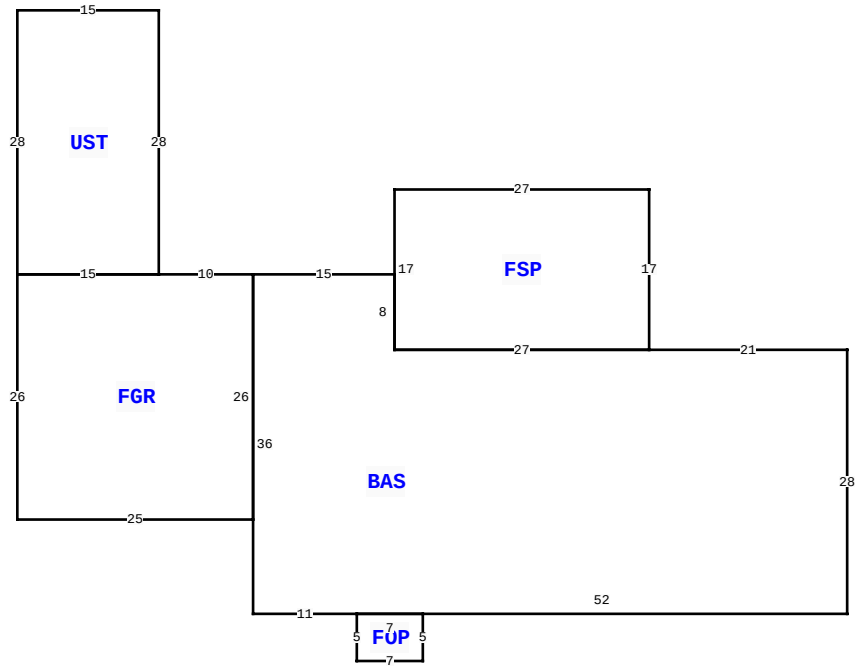
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,884	100		1,884	127,554
FGR	650	55		358	24,238
FOP	35	30		10	677
FSP	459	40		184	12,457
UST	420	45		189	12,796
TOTALS	3,448			2,625	177,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,625	94.6944	104.16	273,420	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1884 HX Base Yr 2015



439 SW PRECISION LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
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	0296	SHED METAL	0	100	8	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,723
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		35,100
TOTAL MARKET VALUE		213,523
SOH/AGL Deduction		84,829
ASSESSED VALUE		128,694
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,283
TOTAL JUST VALUE		213,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,765

SALE:1:1: LOT 16 SHADY ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/1868	2/28/2014	WD	U	I	12	101,200
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: RAYMOND E ABSHER						
1266/0954	11/22/2013	WD	U	I	18	100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N17 W27 S17 E27$ W27 N8 W15 FGR= W10 UST= N28 W15 S28 E15$ W15 S26E25 N26$ S36 E11 FOP= S5 E7 N5 W7$ E52 N28$.

LAND DESCRIPTION

TOTAL OB/XF 700

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	261.00	293.00	1.76	LT		1.00	1.00	1.00	20,000.00	20,000.00	35,100							

REVIEW DATE 07/17/2019 BY KR Total Acres: 1.76 Total Land Value: 35,100 Market: 0 Agricultural: 0 Common: 35,100 PRINTED 11/17/2026 BY SYS