COMM INTERS N LINE OF SE1/4 OF S
US-41, RUN E 295.20 FT FOR POB,
FT, S 552.20 FT, W 552.20 FT, N

BAILEY EMORY L/BAILEY MELISSA B
P O BOX 2093
LAKE CITY, FL 32056

2027

27-5S-17-09416-002

BUILDING CHARACTERISTICS

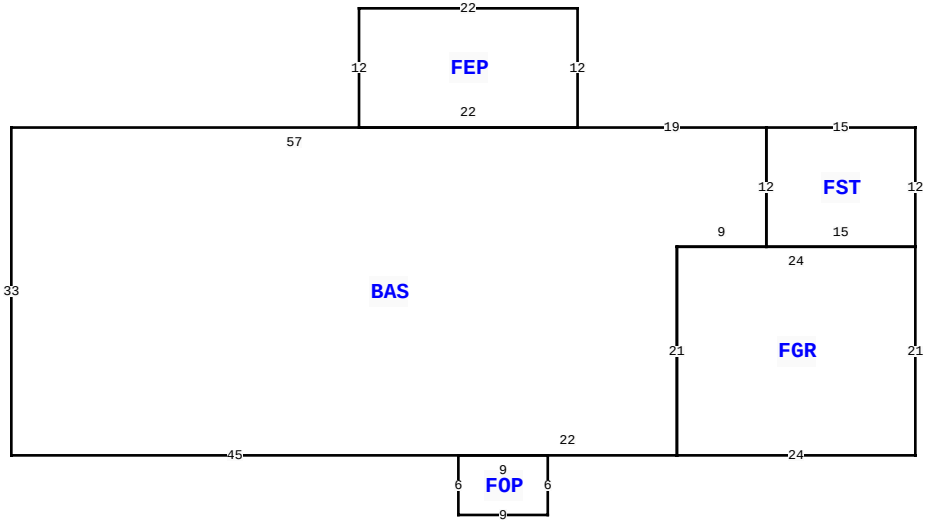
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100		2,319	174,054
FEP	264	80		211	15,837
FGR	504	55		277	20,790
FOP	54	30		16	1,201
FST	180	55		99	7,431
TOTALS	3,321			2,922	219,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,922	104.9750	115.47	337,403	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2319 HX Base Yr



12479 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	30	14	420.00	UT	70.00	70.00	100	1993	1993	3	40	11,760	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	219,312
TOTAL MARKET OB/XF VALUE	20,710
TOTAL LAND VALUE - MARKET	222,000
TOTAL MARKET VALUE	278,982
SOH/AGL Deduction	110,558
ASSESSED VALUE	168,424
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	117,013
TOTAL JUST VALUE	462,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	466,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052374	Generator	0	02/18/2025
000048368	Roof Replacement	27,000	10/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0784/1756	12/30/1993	WD	Q	V	03	0

GRANTOR: CLARENCE G BAILEY

GRANTEE: EMORY L BAILEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FEP= N12 W22 S12 E22$ W57 S33 E45 FOP= S6 E9 N6 W9$ E22 FGR= E24 N21 W24 S21$ N21 E9 FST= E15 N12 W15 S12$ N12$.

LAND DESCRIPTION

TOTAL OB/XF 20,710

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	0.00	0.00	5.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	30,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	32.00	AC		1.00	1.00	1.00	280.00	280.00	8,960							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	32.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	192,000							

REVIEW DATE 03/06/2026 BY robin Total Acres: 37.00 Total Land Value: 38,960 Market: 192,000 Agricultural: 8,960 Common: 30,000 PRINTED 11/17/2026 BY SYS