

BEG AT NE COR OF SE1/4 OF NE 1/4 FT, SW 669.46 FT TO N R/W OF C R NW ALONG R/W 113.69 FT, CONT NW

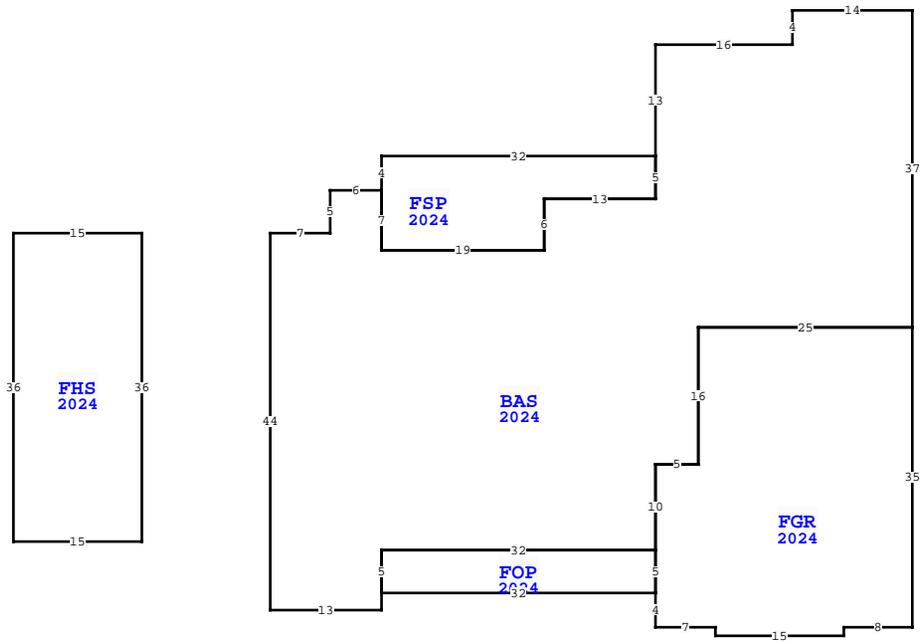
SHORT ANDY JAY  
269 SE COUNTY ROAD 349  
LAKE CITY, FL 32025

**2026**

27-5S-17-09418-101

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	02
NEIGHBORHOOD/LOC	27517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,926	100	2024
FGR	985	55	2024
FHS	540	60	2024
FOP	160	30	2024
FSP	274	40	2024
TOTALS	4,885		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024		534,632	2023	2023	0	0	2.00	98.00
			Heated Area: 3466				HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			523,939
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			65,260
TOTAL MARKET VALUE			590,399
SOH/AGL Deduction			6,404
ASSESSED VALUE			583,995
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			532,584
TOTAL JUST VALUE			590,399
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			580,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044285	New Residential C	549,845	04/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/1915	3/29/2021	WD	Q	V	01	36,000

GRANTOR: BROOKE PATRICK  
GRANTEE: SHORT ANDY JAY  
1075/1816 2/23/2006 WD Q V 85,000  
GRANTOR: DAVID AND GOLDMAN  
GRANTEE: PATRICK AND MARY JA

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS=[YR=2024;ORIG=60,10] S44 E13 N2 N5 E32 N10 E5 N16 E25 N37 W14 S4 W16 S13 S5 W13 S6 W19 N7 W6 S5 W7 \$ FGR=[YR=2024;ORIG=110,21] S16 W5 S10 S5 S4 E7 S1 E15 N1 E8 N35 W25 \$ FSP=[YR=2024;ORIG=73,1] S4 S7 E19 N6 E13 N5 W32 \$ FOP=[YR=2024;ORIG=73,47] S5 E32 N5 W32 \$ FHS=[YR=2024;ORIG=30,10] S36 E15 N36 W15 \$	

EXTRA FEATURES																
L N	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	400.00	UT	3.00	3.00	100	2024	2023		100	1,200	

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			0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							