

(ADVERSE POSSESSION CLAIM) 202
 LOT 34 BAYA SURVEY.
 297-406, 798-279, 799-1441, 802-

SHAW VANN/REYNOLDS CORA L
 425 NE BUDDY AVE
 LAKE CITY, FL 32055

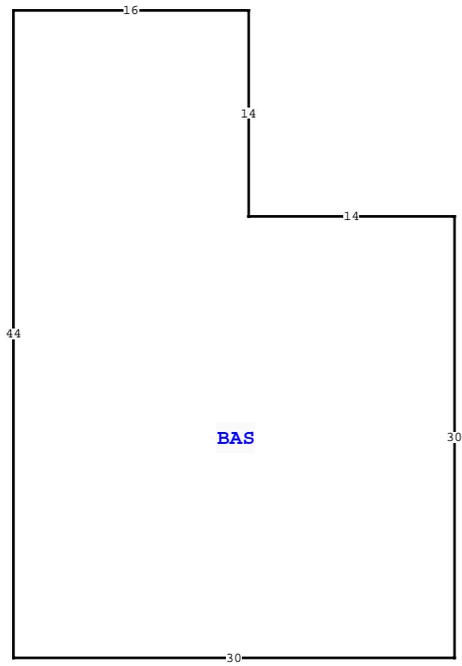
2026

28-3S-17-05695-000



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|--------------------|--------------|--------|
| ELEMENT | CD | | |
| Exterior Wall | 01 | MINIMUM | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 02 | WALL BD/WD | 100 |
| Interior Floo | 06 | VINYL ASB | 100 |
| Air Condition | 01 | NONE | 100 |
| Heating Type | 01 | NONE | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 1 | 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 | 01 | 01 | |
| DOR CODE | 0100 SINGLE FAMILY | | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 28317.020 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,124 | 100 | |
| TOTALS | 1,124 | | 28,140 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 1,124 | 39.9330 | 45.52 | 51,164 | 1925 | 1925 | 10 | 0 | 0 | 35.00 | 55.00 |
| 1 SINGLE FAM 0% - 0 Heated Area: 1124 HX Base Yr | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 28,140 |
| TOTAL MARKET OB/XF VALUE | | | 900 |
| TOTAL LAND VALUE - MARKET | | | 7,725 |
| TOTAL MARKET VALUE | | | 36,765 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 36,765 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 36,765 |
| TOTAL JUST VALUE | | | 36,765 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 36,271 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|-------------------|------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| | | | | | | |
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| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---------------------|----------------------------|
| BAS= | W14 N14 W16 S44 E30 N30\$. |

| 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 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |
| 3 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |
| 4 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| TOTALS | | | | | | | | | | | | | 900 | | | | |

| 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 | 0 | | | 0.00 | 0.00 | 30,900.00 | SF | | 1.00 | 1.00 | 0.50 | 0.50 | 0.25 | 7,725 | | | | | | | | |