

(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

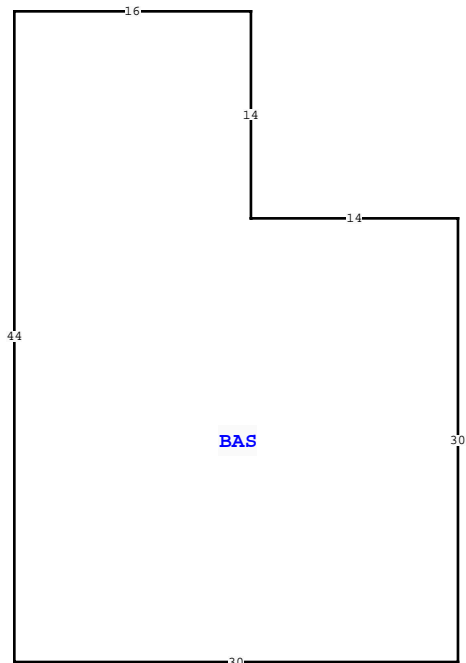
2026

28-3S-17-05695-000



BUILDING CHARACTERISTICS					
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 Floor	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				
Architectural	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,124	100		1,124	27,646
TOTALS	1,124			1,124	27,646

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	44.72	50,265	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			27,646
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			7,725
TOTAL MARKET VALUE			36,271
SOH/AGL Deduction			0
ASSESSED VALUE			36,271
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			36,271
TOTAL JUST VALUE			36,271
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			36,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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						

BUILDING NOTES	

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

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								