BEG SE COR OF NW1/4 OF NW1/4, RU
W 672.27 FT, S 647.18 FT, E 676.
EX 1.49 AC DESC ORB 904-2211.

TAYLOR JEFFREY T
172 SW PRECISION LOOP
LAKE CITY, FL 32025

2027

28-4S-16-03234-004

BUILDING CHARACTERISTICS

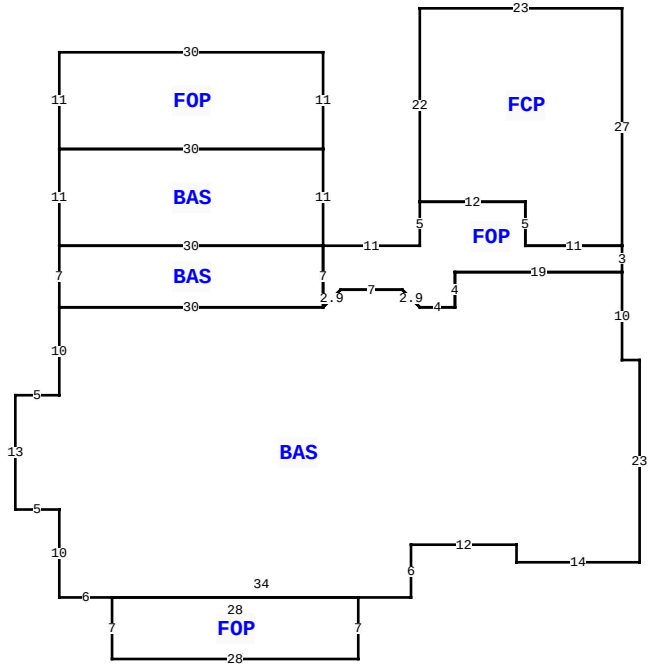
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100		210	16,029
BAS	330	100		330	25,188
BAS	2,197	100		2,197	167,689
FCP	561	25		140	10,685
FOP	196	30		59	4,503
FOP	204	30		61	4,656
FOP	330	30		99	7,556
TOTALS	4,028			3,096	236,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,096	104.7375	115.21	356,690	1998	1998	0	0	0	33.75	66.25

1 SINGLE FAM 100% - 2001 Heated Area: 2737 HX Base Yr 2001



246 SW SOUNDLESS CT, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		236,307
TOTAL MARKET OB/XF VALUE		15,077
TOTAL LAND VALUE - MARKET		85,300
TOTAL MARKET VALUE		336,684
SOH/AGL Deduction		89,062
ASSESSED VALUE		247,622
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,211
TOTAL JUST VALUE		336,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38013	MAINT/ALTR	110	04/22/2019
14395	SFR	345	08/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1571	4/05/2024	LE	U	I	14	100
GRANTOR: TAYLOR JACKIE E						
GRANTEE: TAYLOR JACKIE E (EN						
0904/2214	6/17/2000	WD	Q	I		154,900
GRANTOR: SHANNON & RECHIELLE D						
GRANTEE: TAYLOR'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 N10 FOP= N3 FCP= N27 W23 S22 E12 S5 E11 $W11 N5 W12 S5 W11 BAS= N11 FOP= N11 W30 S11 E30$ W30 S11 E30$ BAS= W30S7 E30 N7$ S7 U2 R2 E7 R2 D2 E4 N4 E19 $ W19 S4 W4 U2 L2 W7 L2 D2 W30 S10 W5 S13 E5 S10 E6 FOP= S7 E28 N7 W28$E34 N6 E12 S2 E14 N23$.

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	0166	CONC,PAVMT	0	100	0	0	500.00	UT	1.50	1.50	100	1998	1998	3	100	750	
2	0294	SHED WOOD/	0	100	8	16	1.00	UT	0.00	0.00	100	1998	1998	3	100	500	
3	0294	SHED WOOD/	0	100	17	18	306.00	UT	7.50	7.50	100	1998	1998	3	100	2,295	
4	0252	LEAN-TO W/	0	100	9	17	153.00	UT	2.00	2.00	60	1998	1998	3	60	184	
5	0031	BARN,MT AE	0	100	28	32	896.00	UT	9.00	9.00	75	2014	2014	3	75	6,048	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
9	0252	LEAN-TO W/	0	100	19	32	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
10	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 15,077

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	8.53	AC		1.00	1.00	1.00	10,000.00	10,000.00	85,300							

REVIEW DATE 07/16/2019 BY BC Total Acres: 8.53 Total Land Value: 85,300 Market: 0 Agricultural: 0 Common: 85,300 PRINTED 11/17/2026 BY SYS