BEG SW COR OF SE1/4 OF SW1/4, N
R/W US-90, NE ALONG R/W 1422.82
BIRLEY RD, S ALONG R/W 654.6 4 F

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

**2027**

**29-3S-16-02382-002**

## BUILDING CHARACTERISTICS

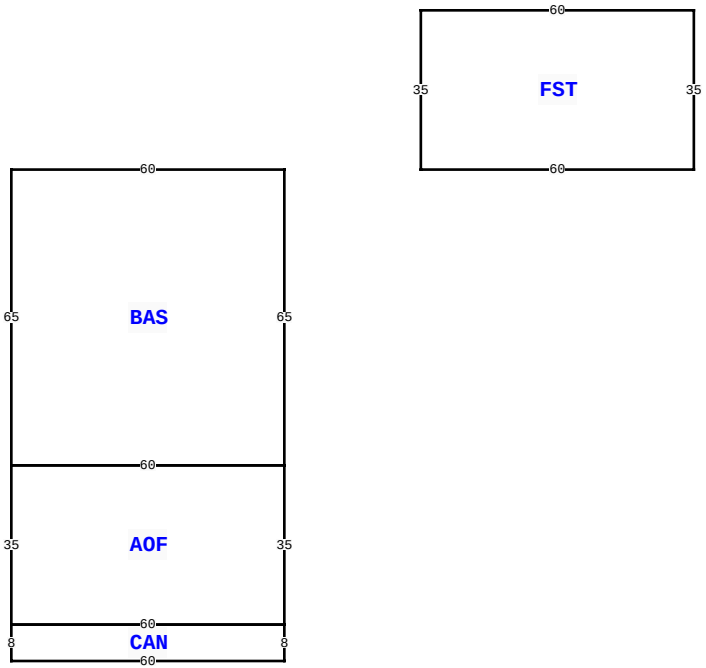
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 5 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 16 100 |
| RMS | | 11 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 5010 | IMP AG/COMMERCIAL |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 29316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 2,100 | 110 | | 2,310 | 69,084 |
| BAS | 3,900 | 100 | | 3,900 | 116,637 |
| CAN | 480 | 30 | | 144 | 4,307 |
| FST | 2,100 | 50 | | 1,050 | 31,402 |
| TOTALS | 8,580 | | | 7,404 | 221,430 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 04 | 7,404 | 102.1984 | 38.84 | 287,571 | 2005 | 2005 | 0 | 0 | 0 | 23.00 | 77.00 |

2 PREF M B A 0% - 0 Heated Area: 6000 HX Base Yr




128 SW BIRLEY AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 | 221,430 |
| TOTAL MARKET OB/XF VALUE | 15,828 |
| TOTAL LAND VALUE - MARKET | 207,060 |
| TOTAL MARKET VALUE | 257,388 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 257,388 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 257,388 |
| TOTAL JUST VALUE | 444,318 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 444,318 |

SALE:1:1: 17.92 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22633 | COMMERCIAL | 555 | 12/21/2004 |
| 17466 | COMMERCIAL | 325 | 09/27/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1570/1936 | 6/16/2026 | LE | U | I | 14 | 100 |
| GRANTOR: TAYLOR JACKIE E (ENH | | | | | | |
| GRANTEE: TAYLOR JEFFREY T (R | | | | | | |
| 0618/0323 | 1/01/1987 | WD | Q | V | | 23,300 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S65 AOF= S35 CAN= S8 E60 N8 W60$ E60 N35 W60$ E60 N65$ PTR= E30 FST= E60 N35 W60 S35$ W30$.

## 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 8,100.00 | UT | 1.10 | 1.10 | 80 | 2005 | 2005 | 3 | 80 | 7,128 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 850.00 | UT | 2.50 | 2.50 | 80 | 2008 | 2008 | 3 | 80 | 1,700 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,828

| 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 | 0217 | C | MH/OFFICE | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 17,000.00 | 17,000.00 | 17,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 11.18 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 3,130 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 11.18 | AC | | 1.00 | 1.00 | 1.00 | 17,000.00 | 17,000.00 | 190,060 | | | | | | | |

REVIEW DATE 09/11/2018 BY KR Total Acres: 12.18 Total Land Value: 20,130 Market: 190,060 Agricultural: 3,130 Common: 17,000 PRINTED 11/16/2026 BY SYS