

AKA LOT 21-B PINE ACRES UNREC: C  
 OF W1/2 OF SEC, RUN E 248.36 FT,  
 FT, W 678.94 FT FOR POB, RUN N 7

MCNEELY CONNIE J  
 231 SW BEAUREGARD GLN  
 LAKE CITY, FL 32024

2026

31-5S-16-03744-323



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	728	100	
TOTALS	728		62,332

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
20201	02	728	112.9000	108.38	78,901	2015	2015	0	0	21.00	79.00													
3 MANUF 1			100% - 2016	Heated Area: 728				HX Base Yr 2016																
<div style="border: 1px solid black; width: 400px; height: 150px; margin: 0 auto; position: relative;"> <span style="position: absolute; top: -20px; left: 50%; transform: translate(-50%, -50%);">52</span> <span style="position: absolute; bottom: -20px; left: 50%; transform: translate(-50%, -50%);">52</span> <span style="position: absolute; left: -20px; top: 50%; transform: translateY(-50%);">14</span> <span style="position: absolute; right: -20px; top: 50%; transform: translateY(-50%);">14</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">BAS</div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				62,332		
TOTAL MARKET OB/XF VALUE				13,800		
TOTAL LAND VALUE - MARKET				117,480		
TOTAL MARKET VALUE				89,842		
SOH/AGL Deduction				43,741		
ASSESSED VALUE				46,101		
TOTAL EXEMPTION VALUE				25,000		
BASE TAXABLE VALUE				21,101		
TOTAL JUST VALUE				193,612		
NCON VALUE				5,000		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				173,616		
LAND: 3:1: JOINS 03744-321						
XFOB: 1:1: OLD MH USED FOR STORAGE						
PERMIT NUM						
DESCRIPTION		AMT		ISSUED		
32771	M H	325	03/16/2015			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / V	RSN CD	SALE PRICE
1227/0589	12/21/2011	QC U	U	V	11	100
GRANTOR: DEAS BULLARD PROPERTY						
GRANTEE: ROGER T & KAREN M B						
1227/0591	12/16/2011	WD U	U	V	40	65,000
GRANTOR: ROBERT T & KAREN M B						
GRANTEE: CONNIE MCNEELY J &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W52 S14 E52 N14S.						

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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		
3	0296	SHED METAL	0	100	0	0	1.00	UT	5,000.00	100	2026	2025

TOTAL OB/XF													13,800			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT				
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00				
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.68	AC		1.00				
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.68	AC		1.00				

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