E1/2 OF NW1/4 OF NW1/4 OF NE1/4

517-106, WD 983-1422, CT 1031-24

**BOWLES JAMES P/BOWLES SYLVIA**
539 NW WEIGHTTY GLN
LAKE CITY, FL 32055

**2027**

**32-2S-16-01812-001**

## BUILDING CHARACTERISTICS

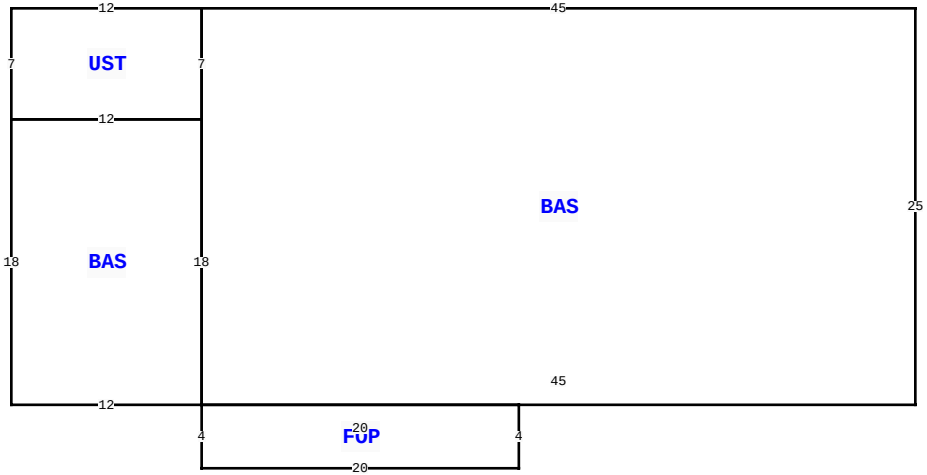
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 32216.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 216 | 100 | | 216 | 22,477 |
| BAS | 1,125 | 100 | | 1,125 | 117,066 |
| FOP | 80 | 30 | | 24 | 2,497 |
| UST | 84 | 45 | | 38 | 3,954 |
| TOTALS | 1,505 | | | 1,403 | 145,994 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,403 | 127.2000 | 139.92 | 196,308 | 1973 | 2000 | 0 | 0 | 0 | 25.63 | 74.37 |

1 SINGLE FAM 100% - 2006 Heated Area: 1341 HX Base Yr 2006




539 NW WEIGHTTY GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | 0296 | SHED METAL | 0 | 100 | 12 | 24 | 288.00 | UT | 5.00 | 5.00 | 100 | 2005 | 2005 | 3 | 100 | 1,440 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 16 | 32 | 512.00 | UT | 70.00 | 70.00 | 100 | 2006 | 2006 | 3 | 51 | 18,278 | |
| 3 | 0282 | POOL ENCL | 0 | 100 | 26 | 54 | 1,404.00 | UT | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 40 | 8,424 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 10 | 26 | 260.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 650 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 50 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 145,994 |
| TOTAL MARKET OB/XF VALUE | | 31,242 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 222,236 |
| SOH/AGL Deduction | | 86,744 |
| ASSESSED VALUE | | 135,492 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 84,081 |
| TOTAL JUST VALUE | | 222,236 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 224,886 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043039 | Roof Replacement | 11,510 | 10/26/2021 |
| 24013 | POOL ENCL | 75 | 01/04/2006 |
| 23802 | POOL | 245 | 11/02/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1045/2781 | 5/10/2005 | WD | Q | I | | 115,000 |
| GRANTOR: FRANKIE JEAN WALKER | | | | | | |
| GRANTEE: JAMES P & SYLVIA BO | | | | | | |
| 1039/0899 | 2/18/2005 | WD | U | I | | 95,000 |
| GRANTOR: LOWER LOWNDES | | | | | | |
| GRANTEE: FRANKIE JEAN WALKER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W45 UST= W12 S7 E12 N7$S7 BAS= W12 S18 E12 N18$ S18 FOP= S4 E20 N4 W20$ E45 N25$.

## LAND DESCRIPTION

TOTAL OB/XF 31,242

| 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 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 45,000 | | | | | | | |

REVIEW DATE 04/25/2022 BY JS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS