

COMM NE COR OF NW1/4 OF NE1/4, R
S 381.86 FT TO POB, RUN S 259.10
WATSON RD, E 168.12 FT, N N 259.

BIRDSALL TAMMY
397 NW WEIGHTTY GLEN
LAKE CITY, FL 32055

2026

32-2S-16-01812-003
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	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
BAS	1,025	100	
FOP	64	30	
SFB	204	80	
UST	96	45	
TOTALS	1,389		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2003		124.07	155,088	1973	1973	0	0	35.00	65.00

Heated Area: 1229 HX Base Yr 2003

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			100,807
TOTAL MARKET OB/XF VALUE			3,680
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			116,487
SOH/AGL Deduction			51,842
ASSESSED VALUE			64,645
TOTAL EXEMPTION VALUE	HX HB WX	43,036	
BASE TAXABLE VALUE			21,609
TOTAL JUST VALUE			116,487
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			112,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0963/1501	9/27/2002	WD	Q	I		49,300
GRANTOR: CHESTER & MARGARET JO						
GRANTEE: TAMMY BIRDSALL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W41 S25 E23 FOP= S4 E16N4 W16\$ E18 SFB= E12 N17 W12S17\$ N17 UST= E12 N8 W12 S8\$N8\$.	

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	100	8	10	UT	3.50	3.50	100	1993	1993	3	100	280	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	400	
3	9947	Septic	0	0	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							