NE1/4 OF SW1/4.

770-936, 797-956, 799-742, 881-1

TUCKER RANDALL/TUCKER TAMMY B
PO BOX 561
LAKE CITY, FL 32056

2026

32-3S-16-02426-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	32316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

720 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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	0
TOTAL MARKET OB/XF VALUE	23,443
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	43,873
SOH/AGL Deduction	0
ASSESSED VALUE	43,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,873
TOTAL JUST VALUE	263,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0899/0676	3/14/2000	WD	Q	I		175,000
GRANTOR: GATHINGS'						
GRANTEE: TUCKER'S						
0881/1460	5/28/1999	WD	Q	I		154,000
GRANTOR: DALE & JEFFREY COMFOR						
GRANTEE: DAVID & JOANNE GATH						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	24	26	624.00	UT	7.00	7.00	100	2006	2006	3	100	4,368	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,995	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
5	0040	BARN,POLE	0	0	36	40	1.00	UT	10,080.00	10,080.00	100	2023	2022		100	10,080	

LAND DESCRIPTION

TOTAL OB/XF 23,443

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	370.00	370.00	14,430							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	234,000							

REVIEW DATE 06/23/2023 BY KS — Total Acres: 40.00 — Total Land Value: 20,430 — Market: 234,000 — Agricultural: 14,430 — Common: 6,000 — PRINTED 06/23/2026 BY SYS