BEG NW COR OF LOT 2 SUWANNEE RIV
345.98 FT, N 471.42 FT, W 521 FT
FT, E 177.34 FT TO POB. & BEG AT

JOERGER JAMES W/JOERGER SHAYNE R
241 SW MUFFIN CT
LAKE CITY, FL 32024-0631

2027

32-3S-16-02431-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

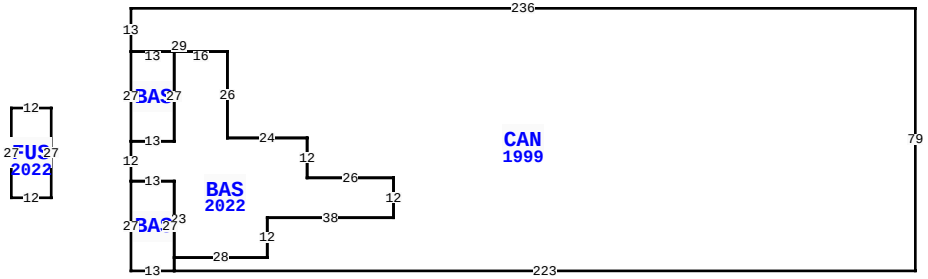
NEIGHBORHOOD/LOC 32416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	351	100		351	8,006
BAS	351	100		351	8,006
CAN	15,762	30	1999	4,729	107,857
TOTALS	16,464			5,431	123,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,431	55.2900	60.82	330,313	1999	1999	0	30	0	32.50	37.50

3 SINGLE FAM 100% - 2010 Heated Area: 702 HX Base Yr 2010



241 SW MUFFIN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		421,907
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		67,800
TOTAL MARKET VALUE		490,007
SOH/AGL Deduction		68,280
ASSESSED VALUE		421,727
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		370,316
TOTAL JUST VALUE		490,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044184	Roof Replacement	35,000	04/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1135/1239	11/05/2007	WD	Q	I		180,000
GRANTOR: BIRLEY ROAD STABLES L						
GRANTEE: JAMES W & SHAYNE R						
1067/2587	12/09/2005	WD	Q	I		169,000
GRANTOR: ROGER DAVIS, MICHAEL						
GRANTEE: BIRLEY ROAD STABLES						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1999;DPR_YEAR=1999;ORIG=-236,0] S13 E29 S26 E24 S12 E26 S12 W38 S12 W28 S4 E223 N79 W236 $
BAS=[YR=2022;DPR_YEAR=2022;SECTION=2;ORIG=-223,40] W13 S12 E13 S23 E28 N12 E38 N12 W26 N12 W24 N26 W16 S27 $
BAS=[ORIG=-236,13] S27 E13 N27 W13 $
BAS=[ORIG=-236,52] S27 E13 N27 W13 $
FUS=[YR=2022;SECTION=2;ORIG=-260,30] W12 S27 E12 N27 $
.

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	0263	PRCH,USP	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2021		100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	6.78	AC		1.00	1.00	1.00	10,000.00	10,000.00	67,800							

REVIEW DATE 06/27/2023 BY KS Total Acres: 6.78 Total Land Value: 67,800 Market: 0 Agricultural: 0 Common: 67,800 PRINTED 11/17/2026 BY SYS

BEG NW COR OF LOT 2 SUWANNEE RIV
345.98 FT, N 471.42 FT, W 521 FT
FT, E 177.34 FT TO POB. & BEG AT

JOERGER JAMES W/JOERGER SHAYNE R
241 SW MUFFIN CT
LAKE CITY, FL 32024-0631

2027

32-3S-16-02431-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 01

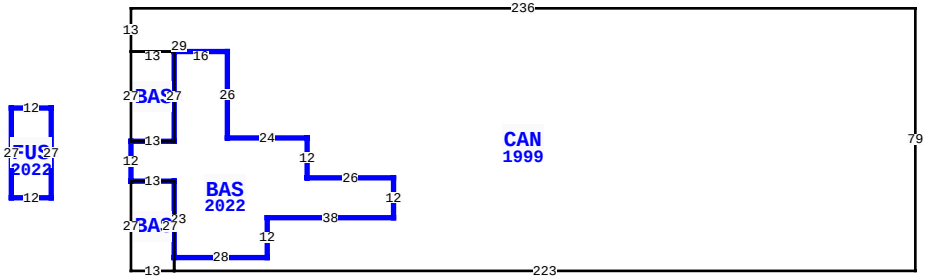
NEIGHBORHOOD/LOC 32416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2022	2,180	259,475
FUS	324	100	2022	324	38,564
TOTALS	2,504			2,504	298,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,504	113.9040	125.29	313,726	2021	2021	0	0	0	5.00	95.00

3 SINGLE FAM 100% - 2022 Heated Area: 2504 HX Base Yr 2010



241 SW MUFFIN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/27/2023 BY KS Total Acres: 6.78 Total Land Value: 67,800 Market: 0 Agricultural: 0 Common: 67,800 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		421,907
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		67,800
TOTAL MARKET VALUE		490,007
SOH/AGL Deduction		68,280
ASSESSED VALUE		421,727
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		370,316
TOTAL JUST VALUE		490,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1135/1239	11/05/2007	WD	Q	I		180,000
GRANTOR: BIRLEY ROAD STABLES L						
GRANTEE: JAMES W & SHAYNE R						
1067/2587	12/09/2005	WD	Q	I		169,000
GRANTOR: ROGER DAVIS, MICHAEL						
GRANTEE: BIRLEY ROAD STABLES						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1999;DPR_YEAR=1999;ORIG=-236,0] S13 E29 S26 E24 S12 E26 S12 W38 S12 W28 S4 E223 N79 W236 $
BAS=[YR=2022;DPR_YEAR=2022;SECTION=2;ORIG=-223,40] W13 S12 E13 S23 E28 N12 E38 N12 W26 N12 W24 N26 W16 S27 $
BAS=[ORIG=-236,13] S27 E13 N27 W13 $
BAS=[ORIG=-236,52] S27 E13 N27 W13 $
FUS=[YR=2022;SECTION=2;ORIG=-260,30] W12 S27 E12 N27 $
.