

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

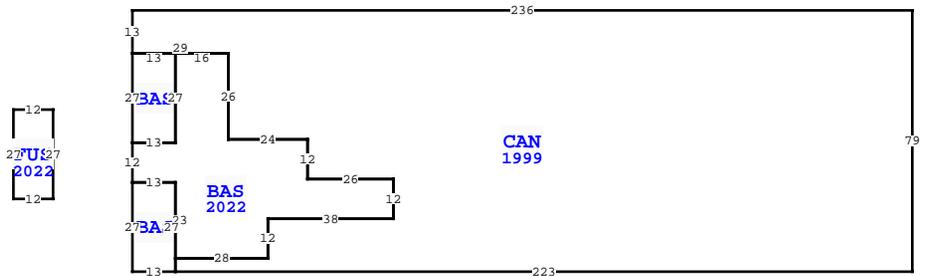
JOERGER JAMES W/JOERGER SHAYNE R
241 SW MUFFIN CT
LAKE CITY, FL 32024-0631

2026

32-3S-16-02431-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual	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
BAS	351	100	
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CAN	15,762	30	1999
TOTALS	16,464		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	SINGLE FAM	100%	- 2010		342,316	1999	1999	0	30	0	32.50
				Heated Area: 702			HX Base Yr 2010				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		VALUATION SUMMARY	
Tax Group: 3	STANDARD		
BUILDING MARKET VALUE	437,255	Tax Dist:	
TOTAL MARKET OB/XF VALUE	300		
TOTAL LAND VALUE - MARKET	67,800		
TOTAL MARKET VALUE	505,355		
SOH/AGL Deduction	95,911		
ASSESSED VALUE	409,444		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	358,033		
TOTAL JUST VALUE	505,355		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	492,308		

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						

EXTRA FEATURES		241 SW MUFFIN CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0263	PRCH,USP	300.00

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

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 \$	

LAND DESCRIPTION		TOTAL OB/XF												300										
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	6.78	AC		1.00	1.00	1.00	10,000.00	10,000.00	67,800							

