LOT 7 OAK MEADOW PLANTATION UNIT
816-2412-2423, WD 1032-1208, WD

BOYLE DORTHY YVONNE
264 NW CUTLER GLN
LAKE CITY, FL 32055

2026

34-3S-16-02462-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

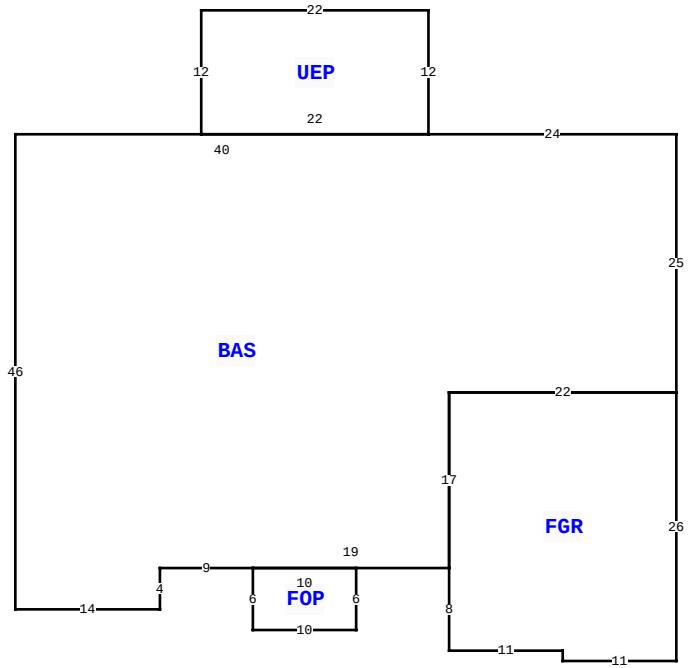
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100		2,370	255,202
FGR	561	55		309	33,273
FOP	60	30		18	1,938
UEP	264	60		158	17,014
TOTALS	3,255			2,855	307,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,855	120.1830	134.60	384,283	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2008 Heated Area: 2370 HX Base Yr 2008



264 NW CUTLER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		307,426
TOTAL MARKET OB/XF VALUE		11,083
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		353,509
SOH/AGL Deduction		195,773
ASSESSED VALUE		157,736
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,325
TOTAL JUST VALUE		353,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043852	Roof Replacement	27,512	03/07/2022
3110	SFR	611	11/23/2004
2779	SFR	502	10/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/1004	10/29/2021	WD	U	I	30	100
GRANTOR: THE YVONNE P BOYLE LI						
GRANTEE: BOYLE DORTHY YVONNE						
1115/1291	3/30/2007	WD	Q	I		300,000
GRANTOR: ANASTASIO & DONOGHUE						
GRANTEE: THE YVONNE P BOYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UEP= N12 W22 S12 E22$ W40 S46 E14 N4 E9 FOP= S6 E10 N6 W10$ E19 FGR= S8 E11 S1 E11 N26 W22 S17$ N17 E22 N25$.

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	0120	CLFENCE 4	0	100	0	0	120.00	UT	6.00	6.00	100	2005	2005	3	100	720	
2	0166	CONC,PAVMT	0	100	0	0	1,905.00	UT	2.50	2.50	100	2005	2005	3	100	4,763	
3	0294	SHED WOOD/	0	100	12	14	168.00	UT	14.00	14.00	100	2007	2007	3	100	2,352	
4	0166	CONC,PAVMT	0	100	0	0	1,016.00	UT	3.00	3.00	100	2007	2007	3	100	3,048	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,083

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		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/02/2023 BY JB Total Acres: 0.61 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 03/26/2026 BY SYS