LOT 4 & E 35 FT LOT 5 BLOCK 1 PI
VILLAGE S/D.

MURRAY JOHN A
234 SW VILLAGE WAY
LAKE CITY, FL 32024

2027

34-3S-16-02469-001

BUILDING CHARACTERISTICS

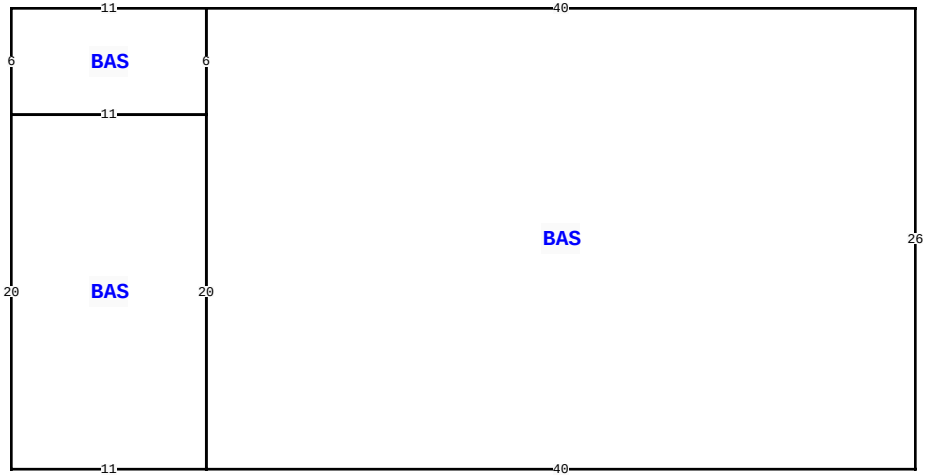
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	66	100		66	5,012
BAS	220	100		220	16,707
BAS	1,040	100		1,040	78,977
TOTALS	1,326			1,326	100,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,326	106.2100	116.83	154,917	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1326 HX Base Yr 2024



234 SW VILLAGE WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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
1	0296	SHED METAL	0	100	10	14	140.00	UT	5.00	5.00	40	1993	1993	3	40	280	
2	0130	CLFENCE 5	0	100	0	0	460.00	UT	5.50	5.50	50	1993	1993	3	50	1,265	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		100,696
TOTAL MARKET OB/XF VALUE		2,345
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		127,791
SOH/AGL Deduction		0
ASSESSED VALUE		127,791
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,380
TOTAL JUST VALUE		127,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048535	Roof Replacement	7,800	10/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/1133	11/06/2023	WD	Q	I	01	153,000
GRANTOR: RUTLAND CHARLES E						
GRANTEE: MURRAY JOHN A						
1475/1389	8/26/2022	PR	U	I	19	100
GRANTOR: RUTLAND CHARLES E AS						
GRANTEE: RUTLAND CHARLES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 BAS= W11 S6 E11 N6$ S6 BAS= W11 S20 E11 N20$ S20 E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 2,345

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-1	160.00	175.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 11/13/2023 BY TP Total Acres: 0.64 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS