LOT 7 BLOCK 2 PINEMOUNT VILLAGE
286-501, LE 1322-213, DC 1322-21

SIKES WILLIS WILLIAM/SIKES TANYA C
2521 264TH ST
O'BRIEN, FL 32071

**2027**

**34-3S-16-02471-002**

## BUILDING CHARACTERISTICS

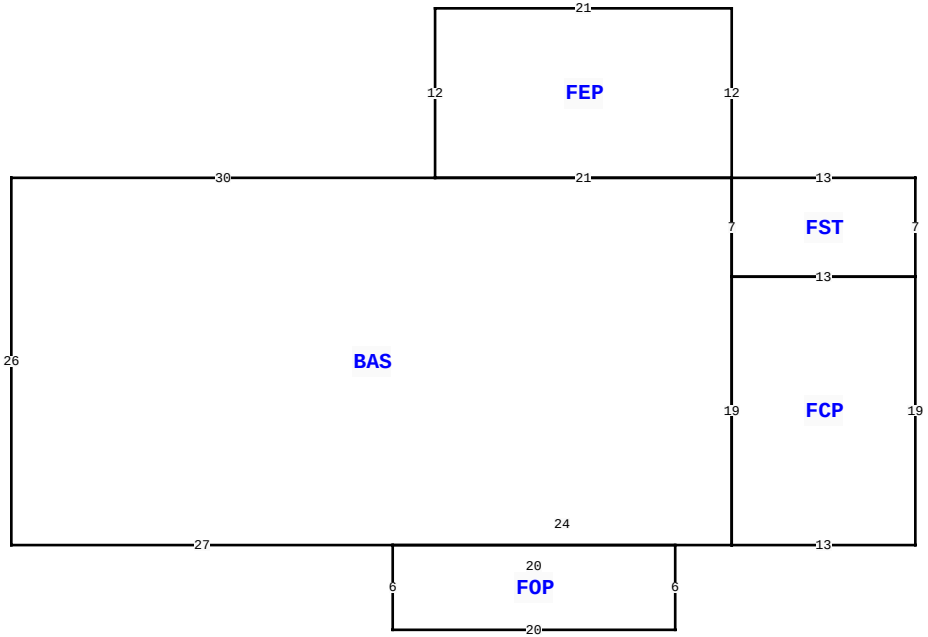
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 05 | 05 |
| 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 | 1,326 | 100 | | 1,326 | 109,634 |
| FCP | 247 | 25 | | 62 | 5,126 |
| FEP | 252 | 80 | | 202 | 16,701 |
| FOP | 120 | 30 | | 36 | 2,976 |
| FST | 91 | 55 | | 50 | 4,134 |
| TOTALS | 2,036 | | | 1,676 | 138,572 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,676 | 115.6400 | 127.20 | 213,187 | 1972 | 1972 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1326 HX Base Yr




257 SW MERCURY LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 2.00 | UT | 200.00 | 200.00 | 100 | 0 | 0 | 3 | 100 | 400 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 120.00 | UT | 7.50 | 7.50 | 70 | 1993 | 1993 | 3 | 70 | 630 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 0 | 10 | 12 | 120.00 | UT | 2.00 | 2.00 | 40 | 1993 | 1993 | 3 | 40 | 96 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 633.00 | UT | 2.00 | 2.00 | 50 | 1993 | 1993 | 3 | 50 | 633 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 138,572 |
| TOTAL MARKET OB/XF VALUE | 1,759 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 162,831 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 162,831 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 162,831 |
| TOTAL JUST VALUE | 162,831 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 165,358 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1360/0339 | 5/16/2018 | WD | Q | I | 01 | 76,700 |
| GRANTOR: JEFFREY C BERTRAM | | | | | | |
| GRANTEE: WILLIS WILLIAM & TA | | | | | | |
| 1322/0213 | 9/08/2016 | LE | U | I | 14 | 100 |
| GRANTOR: CLAUDETTE BERTRAM (UN | | | | | | |
| GRANTEE: JEFFREY C BERTRAM ( | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S26 E27 FOP= S6 E20N6 W20$ E24 FCP= E13 N19 W13 S19$ N19FST= E13 N7 W13 S7$ N7 FEP= N12 W21 S12 E21 $ W21$.

## LAND DESCRIPTION

TOTAL OB/XF 1,759

| 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 | 0 | | RSF-1 | 125.00 | 175.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 06/07/2023 BY JB Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS