

THE S 16 AC OF N2/3 OF E1/2 OF N
AT THE NE COR OF SEC, RUN S 9 DE
LINE 1007.27 FT TO POB CONT ALON

BAILEY ANTHONY SR/BAILEY TIMOTHY JR
115 SW BEAGLE GLN
LAKE CITY, FL 32024

2026

34-4S-16-03269-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	5000 IMPROVED AG	
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	34416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,711	100
FGR	756	55
FHS	444	60
FOP	252	30
FSP	448	40
TOTALS	4,611	

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	SINGLE FAM	0%	- 2025									Heated Area: 3155													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/16/2023</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/16/2023	MLU
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COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	451,242	
TOTAL MARKET OB/XF VALUE	0	
TOTAL LAND VALUE - MARKET	124,800	
TOTAL MARKET VALUE	470,497	
SOH/AGL Deduction	0	
ASSESSED VALUE	470,497	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	470,497	
TOTAL JUST VALUE	576,042	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	572,664	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/1895	10/17/2024	PB	U	I	18	0
GRANTOR: BAILEY TIMOTHY J						
GRANTEE: BAILEY ANTHONY SR						
0849/0571	11/14/1997	WD	Q	V		0
GRANTOR: ESTATE OF BERNARD BAI						
GRANTEE: TIMOTHY BAILEY						

EXTRA FEATURES																
L N	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
300 SW BISHOP AVE, LAKE CITY																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=50,10] S28 E14 S9 E12 N8 E6 S8 E13 N9 E6 N7 E28 N37 W29 S16 W28 W22 \$
FGR=[YR=2024;ORIG=101,31] S7 S15 S6 E14 N2 E14 N26 W28 \$
FSP=[YR=2024;ORIG=72,-6] S16 E28 N16 W28 \$
FOP=[YR=2024;ORIG=76,39] S8 S6 E25 N15 W6 S9 W13 N8 W6 \$
FHS=[YR=2024;ORIG=150,-6] S37 E12 N37 W12 \$

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	445.00	445.00	8,455							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	114,000							
3	0100	C	SFR	0					1.80	AC		1.00	1.00	1.00	6,000.00	6,000.00	10,800							