

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														
0100	01	3,648	110.7225	124.01	452,388	2023	2023	0	0	0	2.00	98.00													
1 SINGLE FAM 0% - 2025 Heated Area: 3155 HX Base Yr																									
<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>05/16/2023</td> <td></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				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				443,340		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				124,800		
TOTAL MARKET VALUE				462,595		
SOH/AGL Deduction				0		
ASSESSED VALUE				462,595		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				462,595		
TOTAL JUST VALUE				568,140		
NCON VALUE				0		
INCOME VALUE						
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						
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 \$						

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

LAND DESCRIPTION														TOTAL OB/XF										
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							