COMM NE COR OF SEC, S 712.84 FT
210 FT, W 210 FT, N 210 FT, E 21
RD R/W.

BAILEY DEWAYNE/BAILEY PAULA V
260 SW BISHOP AVE
LAKE CITY, FL 32024

2027

34-4S-16-03269-003

BUILDING CHARACTERISTICS

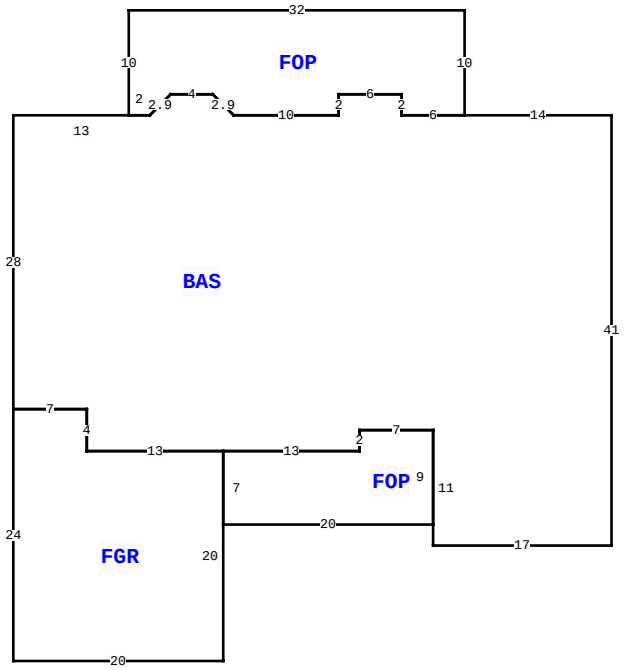
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100		1,959	220,596
FGR	428	55		235	26,463
FOP	154	30		46	5,180
FOP	296	30		89	10,022
TOTALS	2,837			2,329	262,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,329	129.5800	142.54	331,976	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1959 HX Base Yr 2005



260 SW BISHOP AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	262,261
TOTAL MARKET OB/XF VALUE	4,088
TOTAL LAND VALUE - MARKET	14,880
TOTAL MARKET VALUE	281,229
SOH/AGL Deduction	77,642
ASSESSED VALUE	203,587
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	152,176
TOTAL JUST VALUE	281,229
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047401	Roof Replacement	22,180	06/07/2023
21119	SFR	342	09/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0994/0825	8/14/2003	QC	Q	V	06	100
GRANTOR: BERNARD BAILEY						
GRANTEE: DEWAYNE & PAULA BAI						
0849/0571	11/14/1997	QC	Q	I	01	0
GRANTOR: ESTATE OF BLANCHE PIT						
GRANTEE: BERNARD BAILEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N10 W32 S10 E2 R2 U2 E4 D2 R2 E10 N2 E6 S2 E6$ W6 N2 W6 S2 W10 L2 U2 W4 D2 L2 W13 S28 FGR= S24 E20 N20 W13 N4 W7$ E7 S4 E13 FOP= S7 E20 N9 W7 S2 W13$ E13 N2 E7 S11 E17 N41$.

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	0166	CONC,PAVMT	0	100	0	0	574.00	UT	2.00	2.00	100	2004	2004	3	100	1,148	
2	0166	CONC,PAVMT	0	100	14	105	1,470.00	UT	2.00	2.00	100	2019	2019	3	100	2,940	

LAND DESCRIPTION

TOTAL OB/XF 4,088

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		A-1	0.00	0.00	0.93	AC		1.00	1.00	1.00	16,000.00	16,000.00	14,880							

REVIEW DATE 07/11/2023 BY jerry Total Acres: 0.93 Total Land Value: 14,880 Market: 0 Agricultural: 0 Common: 14,880 PRINTED 11/16/2026 BY SYS