COMM NE COR OF SE1/4, RUN S 237. POB, CONT S 1057.82 FT, W 880.00 1057.82 FT, E 880 FT TO POB. (AK

BARRINGER DAVID A/BARRINGER COLLEEN ROSE
818 SW BISHOP AVE
LAKE CITY, FL 32024

**2027**

**34-4S-16-03271-006**

## BUILDING CHARACTERISTICS

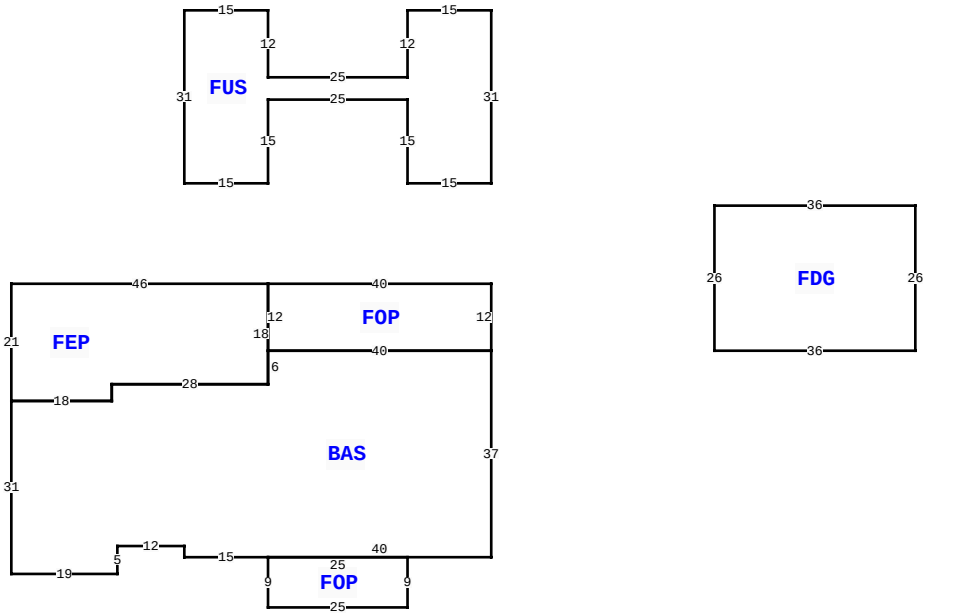
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3.5 100 |
| 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 | 07 | 07 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 2,885 | 100 | | 2,885 | 312,454 |
| FDG | 936 | 60 | | 562 | 60,866 |
| FEP | 882 | 80 | | 706 | 76,462 |
| FOP | 225 | 30 | | 68 | 7,364 |
| FOP | 480 | 30 | | 144 | 15,596 |
| FUS | 1,030 | 100 | | 1,030 | 111,552 |
| TOTALS | 6,438 | | | 5,395 | 584,293 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 5,395 | 134.8688 | 148.36 | 800,402 | 1998 | 1998 | 0 | 0 | 0 | 27.00 | 73.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 3915 HX Base Yr 2023




818 SW BISHOP AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/16/2023 MLU |
| INC DATE | | AG DATE | 04/20/2023 SPF |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 584,293 |
| TOTAL MARKET OB/XF VALUE | | 37,029 |
| TOTAL LAND VALUE - MARKET | | 126,840 |
| TOTAL MARKET VALUE | | 667,614 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 667,614 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 616,203 |
| TOTAL JUST VALUE | | 748,162 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 758,757 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18162 | POOL | 100 | 04/13/2001 |
| 17156 | GARAGE | 125 | 06/30/2000 |
| 13283 | SFR | 605 | 11/10/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1475/1130 | 9/13/2022 | WD | U | I | 11 | 0 |
| GRANTOR: YAXLEY CHRITINE J | | | | | | |
| GRANTEE: BARRINGER DAVID A | | | | | | |
| 1468/2431 | 6/08/2022 | WD | Q | I | 01 | 845,000 |
| GRANTOR: YAXLEY CHRISTINE J | | | | | | |
| GRANTEE: BARRINGER DAVID A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S6 W28 S3 W18 S31 E19 N5 E12 S2 E15 FOP= S9 E25N9 W25$ E40 N37 FOP= N12 W40 FEP= W46 S21 E18 N3 E28 N18$ S12 E40$ PTR= N30 FUS= N31 W15 S12 W25 N12 W15 S31 E15 N15 E25 S15 E15$ S30$ PTR= E40 FDG= E36 N26 W36 S26$ W40$.

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1998 | 1998 | 3 | 100 | 2,000 | |
| 2 | 0260 | PAVEMENT-A | 0 | 100 | 10 | 753 | 7,530.00 | UT | 1.00 | 1.00 | 100 | 2000 | 2000 | 3 | 100 | 7,530 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 18 | 35 | 630.00 | UT | 70.00 | 70.00 | 100 | 2001 | 2001 | 3 | 40 | 17,640 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 44 | 44 | 1,306.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 1,959 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 20 | 26 | 520.00 | UT | 5.00 | 5.00 | 100 | 2007 | 2007 | 3 | 100 | 2,600 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 300 | |
| 7 | 0262 | PRCH,FOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 3,500 | |
| 8 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,000 | |
| 9 | 0262 | PRCH,FOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 37,029

| 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 | 6.64 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 39,840 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 14.50 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 6,452 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 14.50 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 87,000 | | | | | | | |

REVIEW DATE 04/20/2023 BY SPF Total Acres: 21.14 Total Land Value: 46,292 Market: 87,000 Agricultural: 6,452 Common: 39,840 PRINTED 11/17/2026 BY SYS