

COMM NE COR OF SE1/4, RUN W
916.17 FT FOR POB, RUN S
249.78 FT, SW 1163.46 FT, N

CASSADY GREGORY S/CASSADY JESSICA M
403 SW SUNDAY GLN
LAKE CITY, FL 32024-0803

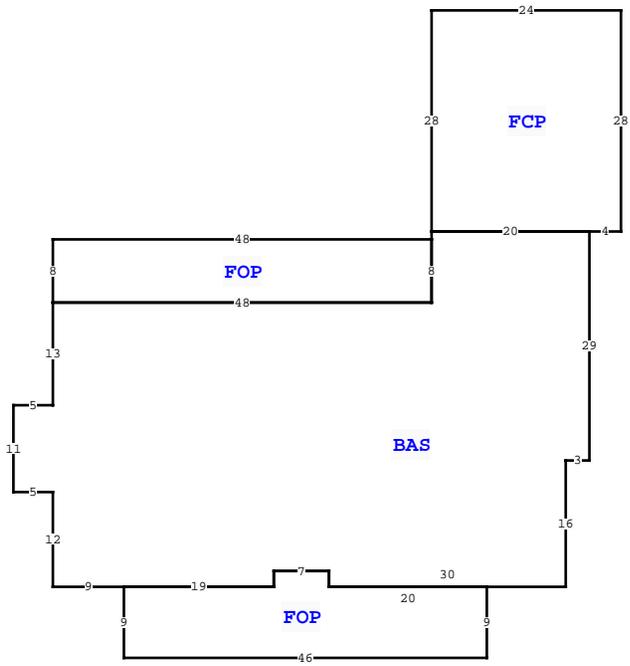
2026

34-4S-16-03271-009



ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	02	02	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	2,621	100		2,621	259,177
FCP	672	25		168	16,612
FOP	384	30		115	11,372
FOP	428	30		128	12,657
TOTALS	4,105			3,032	299,819

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2007									
Heated Area: 2621						HX Base Yr 2007						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	299,819			
TOTAL MARKET OB/XF VALUE	7,180			
TOTAL LAND VALUE - MARKET	95,040			
TOTAL MARKET VALUE	319,130			
SOH/AGL Deduction	109,193			
ASSESSED VALUE	209,937			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	158,526			
TOTAL JUST VALUE	402,039			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	405,741			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049197	Roof Replacement	38,273	02/12/2024
24158	SFR	710	02/21/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1172/2714	2/25/2009	QC	U	I	11	100

GRANTOR: GREGORY CASSADY & JES
GRANTEE: GREGORY S & JESSICA
0899/1276 3/24/2000 WD Q V 35,000
GRANTOR: RANDALL & SIBYL KING
GRANTEE: CASSADY & WILSON (J)

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
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	560.00	UT	3.00	3.00	100	2006	2006	3	100	1,680	
3	0031	BARN, MT AE	0	100	18	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
4	0251	LEAN TO W/	0	100	12	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
TOTALS													7,180			

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	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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0			0.00	0.00	6.81	AC		1.00	1.00	1.00	280.00	280.00	1,907							
3	5500	A	TIMBER 2	0			0.00	0.00	2.75	AC		1.00	1.00	1.00	445.00	445.00	1,224							
4	9910	M	MKT. VAL. AG	0			0.00	0.00	9.56	AC		1.00	1.00	1.00	9,000.00	9,000.00	86,040							