

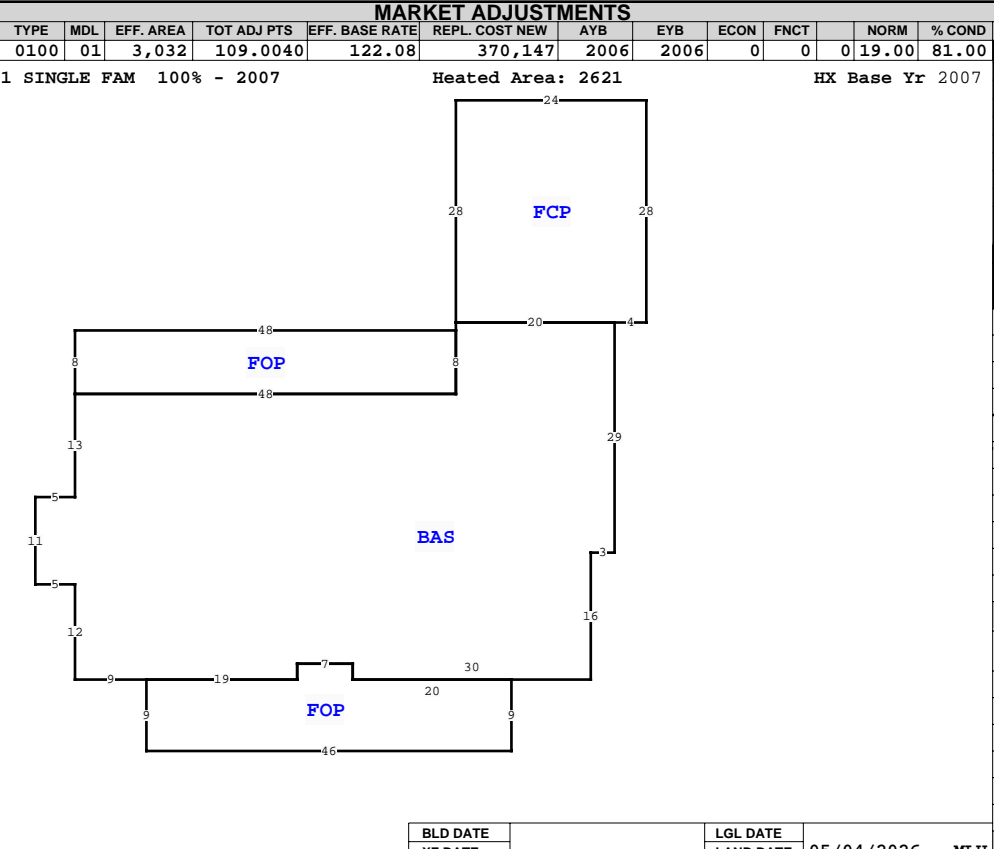
COMM NE COR OF SE1/4, RUN W
 916.17 FT FOR POB, RUN S
 249.78 FT, SW 1163.46 FT, N

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	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			299,819
TOTAL MARKET OB/XF VALUE			7,180
TOTAL LAND VALUE - MARKET			100,320
TOTAL MARKET VALUE			319,630
SOH/AGL Deduction			109,693
ASSESSED VALUE			209,937
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			158,526
TOTAL JUST VALUE			407,319
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	
TOTAL OB/XF 7,180																

BUILDING NOTES														
BAS= N29 FCP= E4 N28 W24 S28 E20\$ W20 S1 FOP= W48 S8 E48 N8\$ S8 W48 S13 W5 S11 E5 S12 E9 FOP= S9 E46 N9 W20 N2 W7 S2 W19\$ E19 N2 E7 S2 E30 N16 E3\$.														

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	9,500.00	9,500.00	9,500							
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	9,500.00	9,500.00	90,820							