COMM SW COR OF NW1/4, RUN E 459. CONT EAST 434.56 FT, N 641.28 FT FT, S 642.97 FT TO POB.

LONGHURST DAVID R
7 ST JAMES CRES
MOUNT ELIZA,

2027

34-4S-16-03272-012

BUILDING CHARACTERISTICS

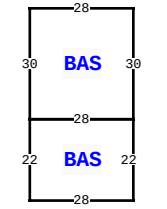
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.00	1.00/

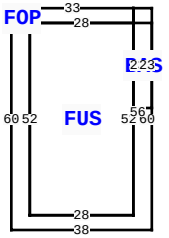
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	115	100		115	9,326
BAS	616	100		616	49,954
BAS	840	100		840	68,119
FOP	824	30		247	20,030
FUS	1,456	100		1,456	118,073
TOTALS	3,851			3,274	265,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,274	113.4158	124.76	408,464	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 3027 HX Base Yr





302 SW AL JERNON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	265,502
TOTAL MARKET OB/XF VALUE	9,519
TOTAL LAND VALUE - MARKET	63,400
TOTAL MARKET VALUE	338,421
SOH/AGL Deduction	0
ASSESSED VALUE	338,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	338,421
TOTAL JUST VALUE	338,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,251

SALE:2:1: 12.64 AC @ $3200 PER ACRE - MKT $2100 @

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/1201	12/09/2021	WD	Q	I	01	285,000
GRANTOR: HARRIS ELIZABETH C						
GRANTEE: LONGHURST DAVID R						
1454/1199	12/09/2021	QC	U	I	11	100
GRANTOR: POUCHER JUDY						
GRANTEE: HARRIS ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

FUS= W28 S52 E28 N52$ FOP= N4 W33 S60 E38 N60 W5 S56 W28 N52 E28$ BAS= S23 E5 N23 W5$ PTR=N90 BAS= N30 W28 S30 BAS= S22 E28 N22 W28$ E28$ S90$.

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	0	9	38	342.00	UT	1.40	1.40	100	0	0	3	100	479	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0296	SHED METAL	0	0	10	12	120.00	UT	14.00	14.00	100	2007	2007	3	100	1,680	
4	0294	SHED WOOD/	0	0	8	12	96.00	UT	7.50	7.50	100	2007	2007	3	100	720	
5	0296	SHED METAL	0	0	22	10	220.00	UT	12.00	12.00	100	2007	2007	3	100	2,640	
6	0070	CARPORT UF	0	0	22	20	440.00	UT	2.50	2.50	100	2007	2007	3	100	1,100	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 9,519

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	0		A-1	0.00	0.00	6.34	AC		1.00	1.00	1.00	10,000.00	10,000.00	63,400							

REVIEW DATE 12/20/2021 BY CP Total Acres: 6.34 Total Land Value: 63,400 Market: 0 Agricultural: 0 Common: 63,400 PRINTED 11/17/2026 BY SYS