

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.

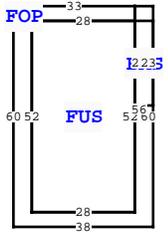
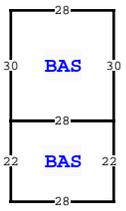
LONGHURST DAVID R
 7 ST JAMES CRES
 MOUNT ELIZA,

2026

34-4S-16-03272-012

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	50
Exterior Wall	31	VINYL SID	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	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

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	127.03	415,896	1992	1992	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2022 Heated Area: 3027 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	115	100		115	9,495
BAS	616	100		616	50,863
BAS	840	100		840	69,358
FOP	824	30		247	20,394
FUS	1,456	100		1,456	120,221
TOTALS	3,851			3,274	270,332

302 SW AL JERNON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	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	

TOTAL OB/XF 9,519

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	9,000.00	9,000.00	57,060							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				270,332	
TOTAL MARKET OB/XF VALUE				9,519	
TOTAL LAND VALUE - MARKET				57,060	
TOTAL MARKET VALUE				336,911	
SOH/AGL Deduction				0	
ASSESSED VALUE				336,911	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				336,911	
TOTAL JUST VALUE				336,911	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				336,911	
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\$.													