COMM 1522.80 FT N OF SW COR OF S
FOR POB, RUN N 368.33 FT, E 300
W 300 FT TO POB. (AKA LOTS 14 &

GLASSFORD MICHAEL J AND LORRIE R REVOCABLE LIVING
162 SW AL JERNON CT
LAKE CTIY, FL 32024

2027

34-4S-16-03274-014

BUILDING CHARACTERISTICS

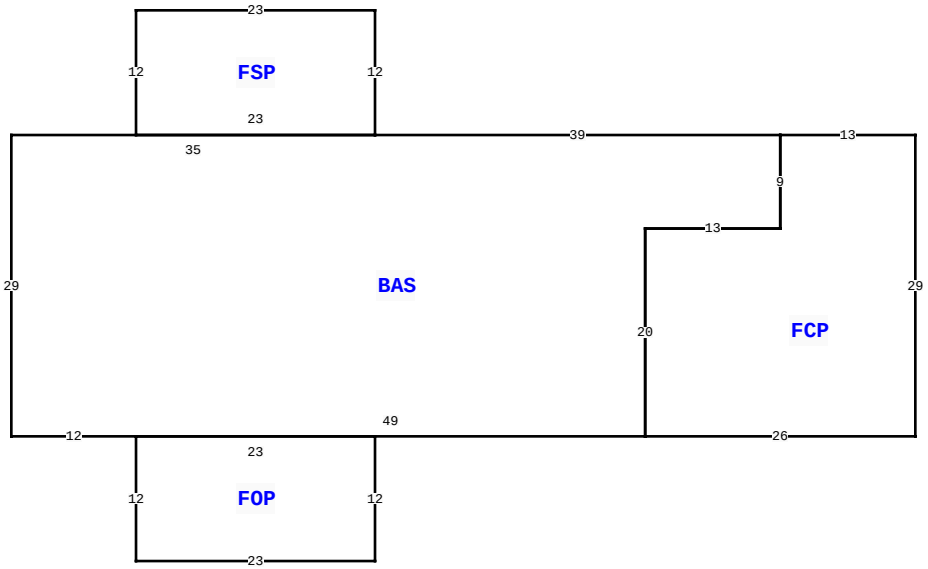
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100		1,886	181,721
FCP	637	25		159	15,320
FOP	276	30		83	7,997
FSP	276	40		110	10,599
TOTALS	3,075			2,238	215,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,238	116.7880	128.47	287,516	1983	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2025 Heated Area: 1886 HX Base Yr



162 SW AL JERNON CT, LAKE CITY

BLD DATE		LGL DATE	04/21/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	348,045
TOTAL MARKET OB/XF VALUE	6,788
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	405,833
SOH/AGL Deduction	0
ASSESSED VALUE	405,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,833
TOTAL JUST VALUE	405,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053909	Mobile Home		08/26/2025
000053860	Right-of-Way Acce		08/15/2025
000051184	Electrical Servic	0	10/21/2024
000042020	Electrical Servic	0	05/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1521/2653	8/23/2024	WD	Q	I	01	319,000
GRANTOR: ROSANNE SPARKS LLC						
GRANTEE: GLASSFORD MICHAEL J						
1510/852	3/13/2024	WD	U	I	11	100
GRANTOR: MAYO RICHARD P						
GRANTEE: ROSANNE SPARKS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 FSP= N12 W23 S12 E23$ W35 S29 E12 FOP= S12 E23N12 W23$ E49 FCP= E26 N29 W13 S9 W13 S20$ N20 E13 N9$.

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	0296	SHED METAL	0	0	10	20	200.00	UT	1.50	1.50	100	0	0	3	100	300	
2	0031	BARN,MT AE	0	0	24	31	744.00	UT	2.00	2.00	100	0	0	3	100	1,488	
3	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,788

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		00	0.00	0.00	2.00	LT		1.00	1.00	0.85	30,000.00	25,500.00	51,000							

REVIEW DATE 12/11/2025 BY justin Total Acres: 2.53 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 11/17/2026 BY SYS

COMM 1522.80 FT N OF SW COR OF S
FOR POB, RUN N 368.33 FT, E 300
W 300 FT TO POB. (AKA LOTS 14 &

GLASSFORD MICHAEL J AND LORRIE R REVOCABLE LIVING
162 SW AL JERNON CT
LAKE CTIY, FL 32024

2027

34-4S-16-03274-014

BUILDING CHARACTERISTICS

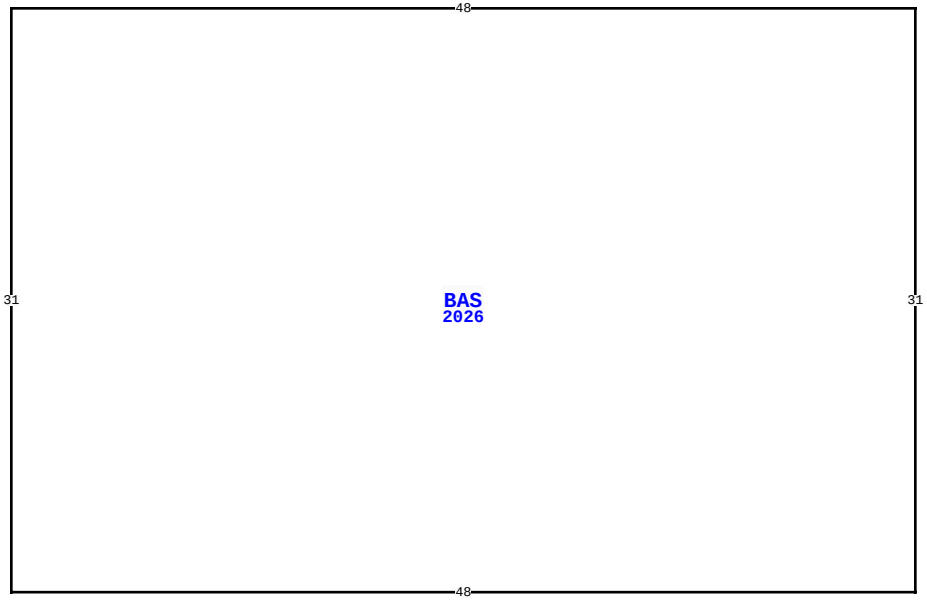
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		34416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2026	1,488	132,408
TOTALS	1,488			1,488	132,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,488	113.5000	90.80	135,110	2026	2026	0	0	0	2.00	98.00

2 MANUF 1 0% - 2027 Heated Area: 1488 HX Base Yr



162 SW AL JERNON CT, LAKE CITY

BLD DATE		LGL DATE	04/21/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	348,045
TOTAL MARKET OB/XF VALUE	6,788
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	405,833
SOH/AGL Deduction	0
ASSESSED VALUE	405,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,833
TOTAL JUST VALUE	405,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2653	8/23/2024	WD	Q	I	01	319,000
GRANTOR: ROSANNE SPARKS LLC						
GRANTEE: GLASSFORD MICHAEL J						
1510/852	3/13/2024	WD	U	I	11	100
GRANTOR: MAYO RICHARD P						
GRANTEE: ROSANNE SPARKS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=19,9] E48 S31 W48 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/11/2025 BY justin Total Acres: 2.53 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 11/17/2026 BY SYS