COMM NW COR OF NW1/4 OF SE1/4, R
TO POB, CONT E 328.21 FT, S 630
N 630 FT TO POB EX 30 FT R/W FOR

IBEX REAL SOLUTIONS LLC
3996 SW PINEMOUNT RD
LAKE CITY, FL 32024

2027

34-5S-17-09493-004

BUILDING CHARACTERISTICS

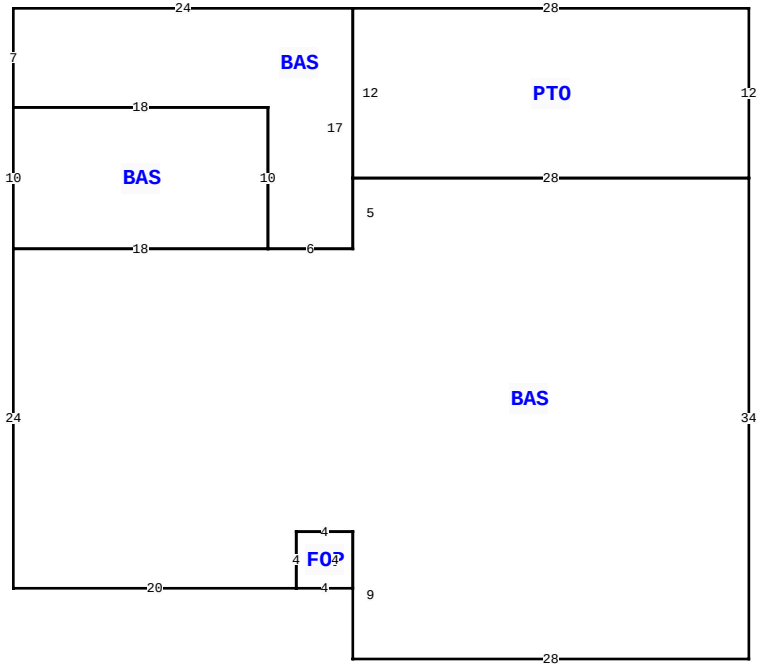
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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 02
NEIGHBORHOOD/LOC	34517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	15,259
BAS	228	100		228	19,328
BAS	1,512	100		1,512	128,172
FOP	16	30		5	424
PTO	336	5		17	1,441
TOTALS	2,272			1,942	164,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	110.0880	121.10	235,176	1985	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 0 Heated Area: 1920 HX Base Yr



276 SW TABERNACLE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,623
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		61,750
TOTAL MARKET VALUE		227,173
SOH/AGL Deduction		0
ASSESSED VALUE		227,173
TOTAL EXEMPTION VALUE	37	227,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		227,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056809	Roof Replacement	11,900	10/20/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/1658	10/05/2026	WD	Q	I	01	137,000
GRANTOR: VICTORY ASSEMBLY OF G						
GRANTEE: IBEX REAL SOLUTIONS						
0931/0836	7/13/2001	WD	Q	I		110,000
GRANTOR: DONALD & WANDA WALL						
GRANTEE: VICTORY ASSEMBLY OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S5 W6 BAS= N10 W18 S10 E18$ W18S24 E20 FOP= E4 N4 W4 S4$ N4 E4 S9 E28 N34$ PTO= N12 W28 BAS= W24 S7 E18 S10 E6 N17$ S12 E28$.

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	0294	SHED WOOD/	0	0	16	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	4.75	AC		1.00	1.00	1.00	13,000.00	13,000.00	61,750							

REVIEW DATE 09/25/2017 BY BC Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS