COMM N LINE OF SEC 34 INTER WITH LINE OF RD# 2 RUN S 660 FT TO PO N 495 FT, E 440 FT TO WEST R/W R

BILBRAY LARRY/BILBRAY DIANE
12686 S US HIGHWAY 441
LAKE CITY, FL 32025-2691

2027

34-5S-17-09499-000

BUILDING CHARACTERISTICS

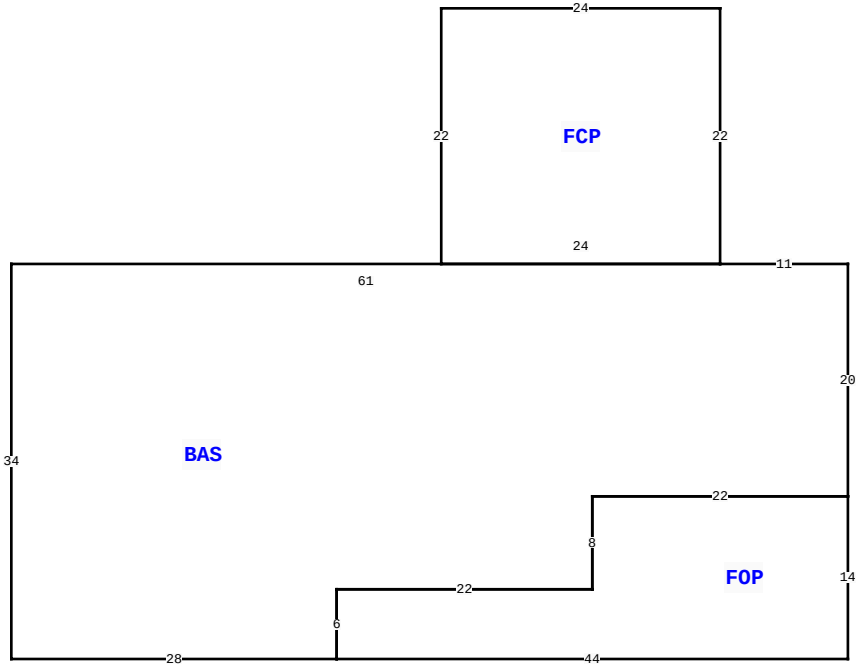
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 02
NEIGHBORHOOD/LOC	34517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100		2,008	174,257
FCP	528	25		132	11,455
FOP	440	30		132	11,455
TOTALS	2,976			2,272	197,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,272	121.3740	133.51	303,335	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 2008 HX Base Yr 2020



12686 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		197,168
TOTAL MARKET OB/XF VALUE		5,550
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		267,718
SOH/AGL Deduction		93,585
ASSESSED VALUE		174,133
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		117,722
TOTAL JUST VALUE		267,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,306

SALE:1:1: 1/2 UNDIV INT EACH AS REMAINDERMEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052153	Remodel	26,882	01/27/2025
000041629	Electrical Servic	2,500	03/30/2021
17939	REMODEL	55	02/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/430	9/01/2026	LE	U	I	14	100
GRANTOR: BILBRAY LARRY DREW (E						
GRANTEE: TIMBS CAITLIN BILBR						
1398/2376	11/13/2019	WD	Q	I	01	186,000
GRANTOR: BECKY ANN WITT						
GRANTEE: LARRY & DIANE BILBR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FCP= N22 W24 S22 E24$ W61 S34 E28 FOP= E44 N14W22 S8 W22 S6$ N6 E22 N8 E22 N20$.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0040	BARN,POLE	0	100	21	26	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0021	BARN,FR AE	0	100	17	17	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0021	BARN,FR AE	0	100	19	30	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0294	SHED WOOD/	0	100	10	14	1.00	UT	0.00	0.00	100	0	0	3	100	100	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 5,550

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	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 05/01/2026 BY robin Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS