

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

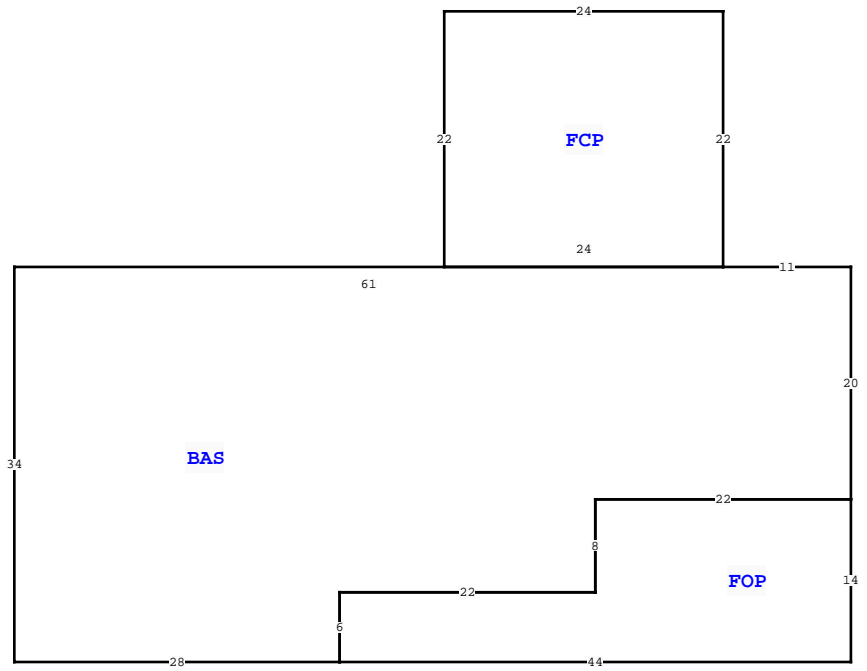
BILBRAY LARRY/BILBRAY DIANE
 12686 S US HIGHWAY 441
 LAKE CITY, FL 32025-2691

2026

34-5S-17-09499-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
Architectural	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
BAS	2,008	100	
FCP	528	25	
FOP	440	30	
TOTALS	2,976		

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	135.94	308,856	1971	1971	0	0	35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 2008 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			200,756
TOTAL MARKET OB/XF VALUE			5,550
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			271,306
SOH/AGL Deduction			102,245
ASSESSED VALUE			169,061
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE			112,650
TOTAL JUST VALUE			271,306
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,606
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
1398/2376	11/13/2019	WD	Q	I	01	186,000
GRANTOR: BECKY ANN WITT						
GRANTEE: LARRY & DIANE BILBR						
1394/1913	9/16/2019	QC	U	I	30	100
GRANTOR: BECKY ANN WITT FNA BE						
GRANTEE: BECKY ANN WITT						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	0
2	0040	BARN, POLE	0	100	21	26	1.00	UT	0.00	100	0
3	0021	BARN, FR AE	0	100	17	17	1.00	UT	0.00	100	0
4	0021	BARN, FR AE	0	100	19	30	1.00	UT	0.00	100	0
5	0294	SHED WOOD/	0	100	10	14	1.00	UT	0.00	100	0
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2022

TOTAL OB/XF											
5,550											
12686 S US HIGHWAY 441 , LAKE CITY											
BLD DATE			LGL DATE			LAND DATE			05/06/2026 MLU		
XF DATE			AG DATE			INC DATE					

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\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC	1.00