

COMM NE COR, RUN S 1744.66 FT, W
 POB, CONT W 601.50 FT TO E R/W U
 R/W 364 FT, E 601.50 FT, N 364 F

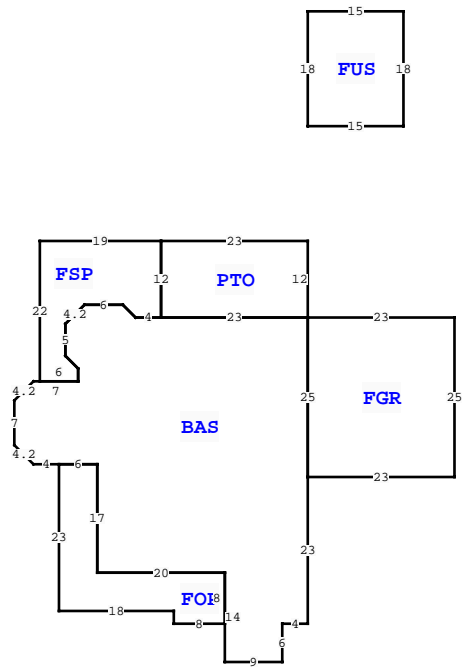
BREYER ROBERT J
 13025 S US HWY 441
 LAKE CITY, FL 32025

2026

34-5S-17-09503-001


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
08	IRREGULAR 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 80				
15	HARDTILE 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
02	WOOD FRAME 100				
1.1	1.100				
05	CONV 100				
03	0100				
01	01100				
07	07				
0100	SINGLE FAMILY				
02					
34517.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100		1,698	158,985
FGR	575	55		316	29,587
FOP	274	30		82	7,678
FSP	259	40		104	9,738
FUS	270	100		270	25,280
PTO	276	5		14	1,311
TOTALS	3,352			2,484	232,578

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,484	121.5984	136.19	338,296	2000	2000	0	0	31.25	68.75
1 SINGLE FAM 100% - 2001 Heated Area: 1968 HX Base Yr 2001											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			232,578
TOTAL MARKET OB/XF VALUE			1,704
TOTAL LAND VALUE - MARKET			65,390
TOTAL MARKET VALUE			299,672
SOH/AGL Deduction			98,054
ASSESSED VALUE			201,618
TOTAL EXEMPTION VALUE	HX HB WR SX		106,411
BASE TAXABLE VALUE			95,207
TOTAL JUST VALUE			299,672
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			288,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045189	Roof Replacement	25,000	08/16/2022
16155	SFR	345	10/18/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/306	8/17/2021	LE	U	I	14	100
GRANTOR: BREYER ROBERT J						
GRANTEE: COBB LELAND J III						
0889/0766	10/01/1999	WD	Q	V		25,000
GRANTOR: LELAND J COBB III						
GRANTEE: BREYER ROBERT J						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO= N12 W23 S12 E23\$ BAS= W23 FSP= N12 W19 S22 E6 N2 L2 U2 N5 U3 R3 E6 R2 D2 E4\$ W4 U2 L2 W6 L3 D3 S5 D2 R2 S2 W7 L3 D3 S7 D3 R3 E4 FOP= S23 E18 S2 E8 N8 W20 N17 W6\$ E6 S17 E20 S14 E9 N6 E4 N23 FGR= E23 N25 W23 S25\$ N25\$ PTR= N30 FUS= E15 N18 W15 S18\$ S30\$.	

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC, PAVMT	0	100	16	21	UT	1.50	1.50	100	2000	2000	3	100	504	

LAND DESCRIPTION															TOTAL OB/XF									
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	100		A-1	0.00	0.00	5.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,390							