

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

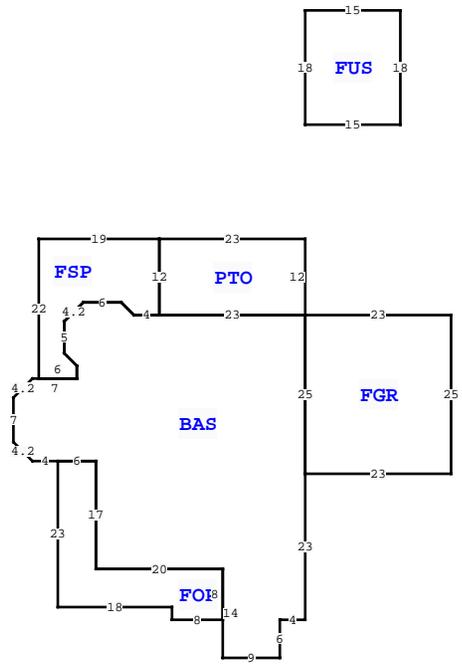
BREYER ROBERT J
 13025 S US HWY 441
 LAKE CITY, FL 32025

2026

34-5S-17-09503-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
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
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
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	1,698	100	
FGR	575	55	
FOP	274	30	
FSP	259	40	
FUS	270	100	
PTO	276	5	
TOTALS	3,352		

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	138.62	344,332	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			236,728
TOTAL MARKET OB/XF VALUE			1,704
TOTAL LAND VALUE - MARKET			65,390
TOTAL MARKET VALUE			303,822
SOH/AGL Deduction			102,204
ASSESSED VALUE			201,618
TOTAL EXEMPTION VALUE	HX HB WR SX		106,411
BASE TAXABLE VALUE			95,207
TOTAL JUST VALUE			303,822
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							