COMM NW COR OF NE1/4 OF NW1/4, R
POB, RUN E 235.36 FT, S 784.11 F
GRD RD, W 236.42 FT, N 783.60 FT

HAYNES DOUGLAS B/HAYNES GWEN H
245 SW RIDGEVIEW PL
LAKE CITY, FL 32024

2026

35-3S-15-00289-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35315.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

329 SW ADRON PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	27,918
TOTAL MARKET VALUE	35,718
SOH/AGL Deduction	4,783
ASSESSED VALUE	30,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,935
TOTAL JUST VALUE	35,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,642

LAND:1:2: PART OF LOT IN FLOOD ZONE

LAND:1:1: PARCEL #9

SALE:2:1: 4.23 AC HAS WELL/SEPTIC/ELECT-MH ADDED L

XFOB:2:1: AMERICAN HERTAGE MH ID#3375

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1338/2602	6/08/2017	WD	Q	I	01	23,000
GRANTOR: MELVIN E & RICKY E DR						
GRANTEE: DOUGLAS B & GWEN H						
1322/0104	9/09/2016	WD	U	I	37	9,000
GRANTOR: PHILLIP DAVID TAYLOR						
GRANTEE: MELVIN E & RICKY E						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0700	C	MISC RES	0		A-1	0.00	0.00	4.23	AC		1.00	1.00	0.60	11,000.00	6,600.00	27,918							

REVIEW DATE 07/20/2023 BY KS Total Acres: 4.23 Total Land Value: 27,918 Market: 0 Agricultural: 0 Common: 27,918 PRINTED 06/08/2026 BY SYS