

COMM SW COR, RUN E 652.71 FT
 FOR POB, RUN N 6 DEG W 765.67
 FT, E 611.70 FT, S 6 DEG W

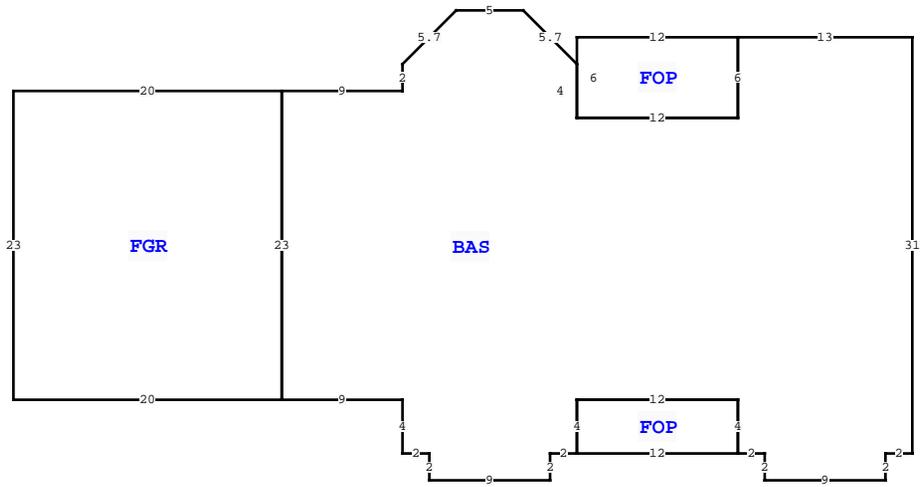
OWEN TIMOTHY E JR/OWEN ELIZABETH
 328 SW DIVINE GLN
 LAKE CITY, FL 32024

2026

35-4S-16-03298-004

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 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	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,600	122.6040	139.77	223,632	1996	1996	0	0	30.45	69.55
2 SINGLE FAM 100% - 2026 Heated Area: 1311 HX Base Yr 2026											



Quality					
DOR CODE	IMPROVED AG				
5000					
MAP NUM	MKT AREA				
	01				
NEIGHBORHOOD/LOC 35416.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100		1,311	127,442
FGR	460	55		253	24,594
FOP	48	30		14	1,361
FOP	72	30		22	2,139
TOTALS	1,891			1,600	155,536

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	0166	CONC, PAVMT	0	100	0	670.00	UT	1.50	1.50	100	1996	1996	3	100	1,005	
2	0021	BARN, FR AE	0	100	36	50	UT	11.00	11.00	50	1996	1996	3	50	9,900	

LAND DESCRIPTION																								
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		00	0.00	0.00	2.25	AC		1.00	1.00	0.60	9,500.00	5,700.00	12,825							
2	6200	A	PASTURE 3	0					8.41	AC		1.00	1.00	1.00	280.00	280.00	2,355							
3	9910	M	MKT. VAL. AG	0					8.41	AC		1.00	1.00	1.00	9,500.00	9,500.00	79,895							

TOTAL OB/XF											
10,905											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		155,536	
TOTAL MARKET OB/XF VALUE		10,905	
TOTAL LAND VALUE - MARKET		92,720	
TOTAL MARKET VALUE		181,621	
SOH/AGL Deduction		0	
ASSESSED VALUE		181,621	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		130,210	
TOTAL JUST VALUE		259,161	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,862	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10829	SFR	230	03/01/1996
9500	M H	125	03/22/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1342/1463	8/15/2017	PR	U	I	19	199,500
GRANTOR: SANDRA BOUCHER FRAZIE						
GRANTEE: TIMOTHY E JR & ELIZ						
1099/0544	10/13/2006	WD	Q	I		170,000
GRANTOR: JAMES BRIAN & TERESSA						
GRANTEE: NANCY LYNN WHITE						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W13 FOP= W12 S6 E12 N6 S6 W12 N4 U4 L4 W5 L4 D4 S2 W9 FGR= W20 S23 E20 N23 S23 E9 S4 E2 S2 E9 N2 E2 FOP= E12 N4 W12 S4 S4 N4 E12 S4 E2 S2 E9 N2 E2 N31\$.	