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

2027

35-4S-16-03298-004

BUILDING CHARACTERISTICS

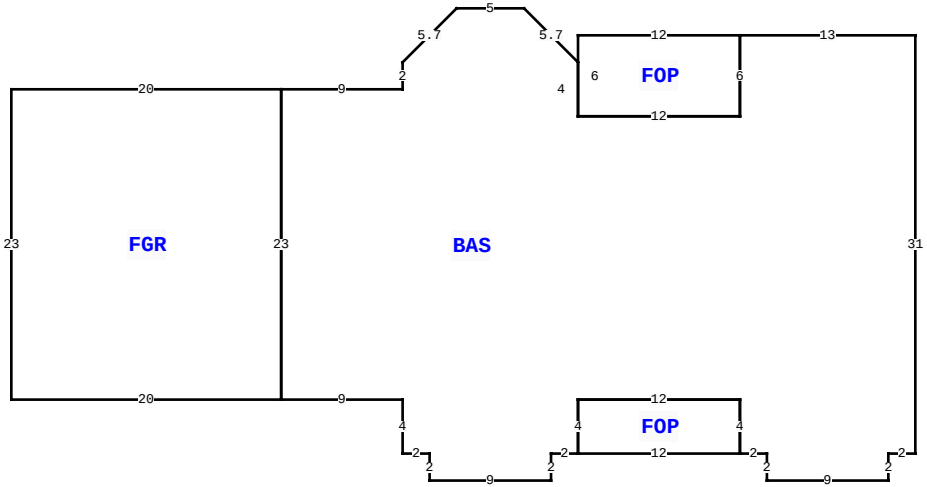
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	122,965
FGR	460	55		253	23,730
FOP	48	30		14	1,313
FOP	72	30		22	2,064
TOTALS	1,891			1,600	150,072

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	134.86	215,776	1996	1996	0	0	0	30.45	69.55

2 SINGLE FAM 100% - 2026 Heated Area: 1311 HX Base Yr 2026



328 SW DIVINE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	670.00	UT	1.50	1.50	100	1996	1996	3	100	1,005	
2	0021	BARN,FR AE	0	100	36	50	1,800.00	UT	11.00	11.00	50	1996	1996	3	50	9,900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,072
TOTAL MARKET OB/XF VALUE		10,905
TOTAL LAND VALUE - MARKET		92,720
TOTAL MARKET VALUE		176,157
SOH/AGL Deduction		0
ASSESSED VALUE		176,157
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,746
TOTAL JUST VALUE		253,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,435

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

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$ N4 E12 S4E2 S2 E9 N2 E2 N31$.

LAND DESCRIPTION

TOTAL OB/XF 10,905

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	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							

REVIEW DATE 01/22/2026 BY KS Total Acres: 10.66 Total Land Value: 15,180 Market: 79,895 Agricultural: 2,355 Common: 12,825 PRINTED 11/17/2026 BY SYS