THE E1/2 OF W1/2 OF W1/2 OF SW1/4 OF SE1/4. 649-749, 800-681,682, PB 829-552, 837-742,

PRIEST CHARLES F/PRIEST HULDA ELAINE
313 NW CASEY GLN
LAKE CITY, FL 32055

2027

36-2S-15-00120-001

BUILDING CHARACTERISTICS

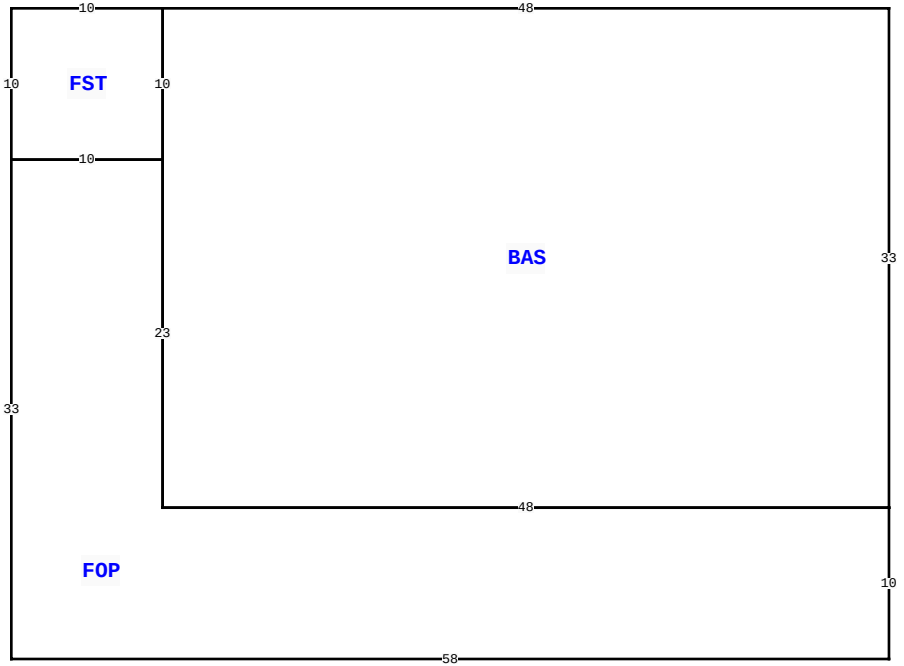
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	93,906
FOP	810	35		284	16,837
FST	100	55		55	3,260
TOTALS	2,494			1,923	114,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,923	115.9000	107.79	207,280	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 1584 HX Base Yr 2021



313 NW CASEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0200	GARAGE F	0	100	20	20	400.00	UT	16.00	16.00	100	2007	2007	3	100	6,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,004
TOTAL MARKET OB/XF VALUE		15,200
TOTAL LAND VALUE - MARKET		56,990
TOTAL MARKET VALUE		142,349
SOH/AGL Deduction		15,366
ASSESSED VALUE		126,983
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,572
TOTAL JUST VALUE		186,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1529	7/31/2020	WD	Q	I	01	125,000
GRANTOR: STEWART CHARLES LOUIS						
GRANTEE: CHARLES F & HULDA E						
1363/2081	6/29/2018	WD	Q	I	01	110,000
GRANTOR: MORGAN ANDREW STAHL						
GRANTEE: STEWART CHARLES LOU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FST= W10 S10 E10 N10$ S10 FOP= W10 S33 E58 N10 W48 N23$ S23 E48 N33$.

LAND DESCRIPTION

TOTAL OB/XF 15,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	100					4.09	AC		1.00	1.00	1.00	280.00	280.00	1,145							
3	9910	M	MKT.VAL.AG	100					4.09	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,990							

REVIEW DATE 01/03/2023 BY JD Total Acres: 5.09 Total Land Value: 13,145 Market: 44,990 Agricultural: 1,145 Common: 12,000 PRINTED 11/17/2026 BY SYS