W1/2 OF SE1/4 OF SW1/4 & S 15 AC
SW1/4, EX S1/2 OF SW1/4 OF SE1/4
EX A PRCL DESC ORB 768-1655 & EX

TYRE EDSEL R
178 NW TYRE GLN
LAKE CITY, FL 32055

2026

36-2S-16-01885-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

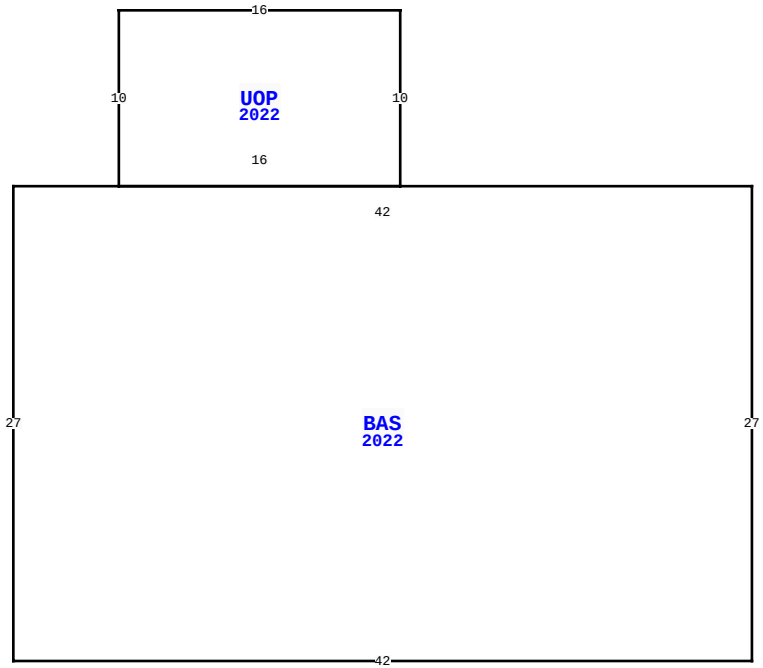
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	36216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	2022	1,134	38,102
UOP	160	20	2022	32	1,075
TOTALS	1,294			1,166	39,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,166	69.9975	56.00	65,296	1950	1950	0	0	0	40.00	60.00

1 SFR RENTAL 0% - 2022 Heated Area: 1134 HX Base Yr



149 NW TYRE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	09/26/2023 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	39,178
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	72,215
TOTAL MARKET VALUE	48,087
SOH/AGL Deduction	0
ASSESSED VALUE	48,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,087
TOTAL JUST VALUE	111,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=25,11] E42 S27 W42 N27 $
UOP=[YR=2022;ORIG=31,1] E16 S10 W16 N10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5600	A	TIMBER 3	0		00	0.00	0.00	12.13	AC		1.00	1.00	1.00	281.00	281.00	3,409							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	12.13	AC		1.00	1.00	1.00	5,500.00	5,500.00	66,715							
3	0100	C	SFR	0					1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 05/03/2023 BY JB Total Acres: 13.13 Total Land Value: 8,909 Market: 66,715 Agricultural: 3,409 Common: 5,500 PRINTED 05/11/2026 BY SYS