E1/2 OF SW1/4 OF NW1/4, EX 3 AC
ORB 557-117, 792-2812, 793-1094,

BURT KENNETH L/BURT CARYN C
691 SE CR 349
LAKE CITY, FL 32025

2024

26-5S-17-09392-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

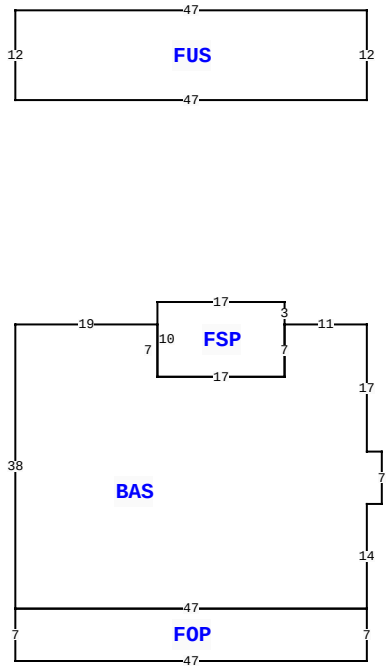
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 02
NEIGHBORHOOD/LOC	25517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,681	100	1,681	145,975
FOP	329	30	99	8,597
FSP	170	40	68	5,905
FUS	564	100	564	48,977
TOTALS	2,744		2,412	209,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,412	120.5904	123.00	296,676	1995	1995	0	0	0	29.40	70.60

1 SINGLE FAM – 100% - 1999 Heated Area: 2245 HX Base Yr 1999



691 SE COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,453
TOTAL MARKET OB/XF VALUE		6,656
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		228,009
SOH/AGL Deduction		83,314
ASSESSED VALUE		144,695
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,695
TOTAL JUST VALUE		343,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,229

SALE:2:1: $.70 STAMPS
XFOB:1:1: WEST MH
SALE:1:1: MKT VAL= 119,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8761	SFR	66,000	08/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0859/0612	5/22/1998	WD	Q	I		135,900
GRANTOR:E W JR & TERRIE TODD						
GRANTEE:KENNETH & CARYN BUR						
0793/1094	7/12/1994	WD	U	V	02	0
GRANTOR:E W & GINGER TODD						
GRANTEE:E W JR & TERRIE L T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N3 W17 S10 E17N7$ S7 W17 N7 W19 S38 FOP= S7 E47 N7 W47$ E47 N14 E2 N7 W2 N17$ PTR= N30 FUS= N12 W47 S12 E47$ S30$.

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	1995	1995	3	100	1,200	
2	0040	BARN,POLE	0	100	32	32	992.00	UT	2.50	2.50	70	2005	2005	3	70	1,736	
3	0040	BARN,POLE	0	100	12	24	288.00	UT	2.50	2.50	100	2005	2005	3	100	720	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,656

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	275.00	275.00	4,400							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	120,000							

REVIEW DATE 08/25/2017 BY BC Total Acres: 17.00 Total Land Value: 11,900 Market: 120,000 Agricultural: 4,400 Common: 7,500 PRINTED 05/08/2024 BY SYS