BEG SE COR OF W1/2 OF NE1/4,
RUN W 453.30 FT, N 851.60 FT,
W 740.66 FT TO E R/W CYPRESS

FLOYD JOHN JULIAN/FLOYD GAYLE JAYNE HALL
248 SW CLOVER GLN
LAKE CITY, FL 32024

2023

26-4S-15-00401-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	05	05

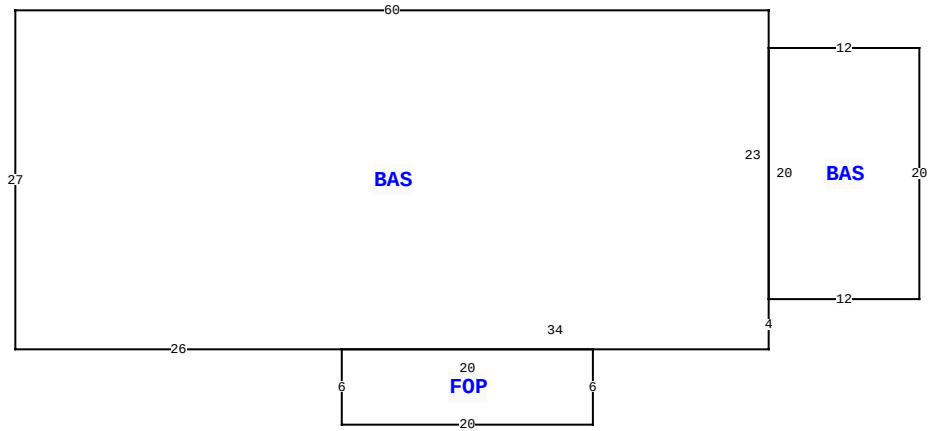
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 26415.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	240	10,967
BAS	1,620	100	1,620	74,028
FOP	120	35	42	1,919
TOTALS	1,980		1,902	86,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,902	113.9000	67.20	127,814	2007	2007	0	0	0	32.00	68.00

2 MANUF 1 – 100% - 2020 HX Base Yr 2020



248 SW CLOVER Gln, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/01/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,914
TOTAL MARKET OB/XF VALUE		7,750
TOTAL LAND VALUE - MARKET		60,180
TOTAL MARKET VALUE		138,034
SOH/AGL Deduction		76,393
ASSESSED VALUE		61,641
TOTAL EXEMPTION VALUE	HX HB	36,641
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		154,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

SALE:1:1: 10.03 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/0127	12/12/2019	WD	Q	I	01	150,000
GRANTOR: MARGARET BELINDA SIKE						
GRANTEE: JOHN JULIAN & GAYLE						
1102/2599	11/20/2006	WD	Q	I		62,500
GRANTOR: ROBERT JOHNSON						
GRANTEE: MARGARET SIKES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E26FOP= S6 E20 N6 W20$ E34 N4 BAS= E12 N20 W12 S20$ N23$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0070	CARPORT UF	0	100	20	20	400.00	UT	3.50	3.50	100	2013	2013	3	100	1,400	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,400	
4	9945	Well/Sept	0	100	0	0	1.00	UT	3,250.00	3,250.00	100			3	100	3,250	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,750

LN	USE CODE	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	MBL HM	100		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	42,000							
2	5500	TIMBER 2	0			0.00	0.00	3.03	AC		1.00	1.00	1.00	452.00	452.00	1,370							
3	9910	MKT.VAL.AG	0		A-1	0.00	0.00	3.03	AC		1.00	1.00	1.00	6,000.00	6,000.00	18,180							

REVIEW DATE 06/28/2016 BY DFRP Total Acres: 10.03 Total Land Value: 43,370 Market: 18,180 Agricultural: 1,370 Common: 42,000 PRINTED 10/19/2022