

COMM NE COR OF SW1/4, S 726.90' R/W OF NW STATEN HARRIS CT & POB
R/W, S 200 FT, W 305.50 FT, S 160 FT, S 200 FT, W 305.50 FT, S 160 FT

TYRE EDESEL R
478 NW STATEN HARRIS CT
LAKE CITY, FL 32055-9727

2022

36-2S-16-01885-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

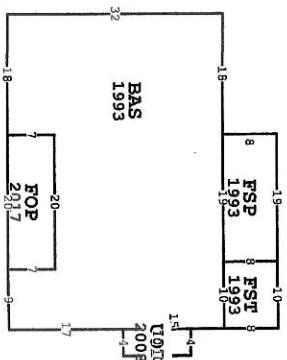
MARKET ADJUSTMENTS

TYPE	MUL	EFF. AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AVB	EVG	ECON. FNCT	NORM. % COND
0100	01	2,095	79,1986	55.44	116,147	1925	1925	0	0 35.00 65.00

HX Base Yr

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	Tax Dist.	STANDARD
Tax Group: 3		
BUILDING MARKET VALUE	104,356	
TOTAL MARKET OBX/VALUE	2,165	
TOTAL LAND VALUE - MARKET	113,891	
TOTAL MARKET VALUE	49,436	
SOH/AGL Deduction	66,203	
ASSESSED VALUE	34,927	
TOTAL EXEMPTION VALUE	31,276	
BASE TAXABLE VALUE	126,322	
TOTAL JUST VALUE	126,322	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	126,322	



EXTRA FEATURES

L	OBX/	DESCRIPTION	BUD CAP	L	W	UNITS	UT	AD/R	ADJ UNIT PRICE	COND	YEAR ON	YEAR ACTUAL	Q	%	OBX/MT VALUE	NOTES
1	0190	EPIC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00	100	1993	1993	3	100		
2	0120	CLEANCE 4	0	100	0	0	270.00	UT 4.50	4.50	30	1993	1993	3	30	365	
3	0040	BARN, POLE	0	100	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	100	
4	0236	SHED METAL	0	100	0	0	1.00	UT 0.00	0.00	100	2008	2008	3	100	500	

149 NW TYRE GLN, LAKE CITY

BUD DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	%	OBX/MT VALUE	LAND DATE	AG DATE
		1993	1993	3	100			

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S32 E18 FOP=[YR=2017] E20 N7W20S7S N7 E20 S7 E9 N17 UOB=[YR=2008] E4 N10 W4 S10S N15 FST=[YR=1993] N8 W10 S8 E10S W10 FSP=[YR=1993] N8 W19 S8 E19S W19S FTR=[YR=1993] N30 FUS=[YR=1993] N32 W18 S32 E18 S 530S.

LAND DESCRIPTION

L	USE	LAND USE DESCRIPTION	CAP	R	D	LOC	FRONT	DEPTH	TOT	UNIT	D	PRTH	%	TOT	UNIT	PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	SFR	100	A-1		0.00	0.00	0.00	1.00	AC	1.00	1.00	1.00	4,800.00		4,800.00		4,800
2	5600	TIMBER 3	0	00		0.00	0.00	0.00	4.00	AC	1.00	1.00	1.00	267.00		267.00		1,068
3	9910	MKT. VAL. AG	0	00		0.00	0.00	0.00	4.00	AC	1.00	1.00	1.00	2,937.77		2,937.77		11,751
4	9945	WELL/SEPT	0	00		0.00	0.00	0.00	1.00	UT	1.00	1.00	1.00	3,250.00		3,250.00		3,250

TOTAL OBX/VALUE

OTHER ADJUSTMENTS

REVIEW DATE	04/26/2018	BY	KRBC	Total Acres:	5.00	Total Land Value:	9,118	Market:	11,751	Agricultural:	1,068	Common:	8,050	PRINTED	11/18/2021
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Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

4-11078

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 18 day of November, 2021, by Edsel R. Tyre, A Single Person, hereinafter called the grantor, to Micah Pilcher and His Wife, Abigail Pilcher whose address is: 12217 Lashbrook Court, Jacksonville, FL 32223 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

COPY

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Macy McKee
Witness:
Macy McKee
Printed Name:

Edsel R. Tyre
Edsel R. Tyre

Witness:

Printed Name:

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of November, 2021 by Edsel R. Tyre, A Single Person, who is personally known to me or, if not personally known to me, who produced DL as identification.

Jessica Marilyn Thomas
Notary Public

(Notary Seal)



EXHIBIT "A"

PART OF THE SW 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S. 01 DEGREES 01'02"E. ALONG THE MONUMENTED EAST LINE OF THE NE 1/4 OF SAID SW 1/4, A DISTANCE OF 726.90 FEET TO A CONCRETE MONUMENT, LS 5757, MARKING THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1371, PAGE 1248, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.88 DEGREES 12'50"W., 257.31 FEET TO A 5/8" IRON ROD, LS 4708, ON THE MONUMENTED WEST RIGHT-OF-WAY LINE OF NW STATEN HARRIS COURT, A PUBLIC RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.88 DEGREES 12'50"W., ALONG A SOUTHERLY LINE OF LANDS DESCRIBED IN ORB 913, PAGE 424. OF SAID OFFICIAL RECORDS, 409.35 FEET TO A 5/8" IRON ROD, LS 4708, MARKING A CORNER OF SAID LANDS; THENCE S. 01 DEGREES 06'00"E., 200.00 FEET TO A CONCRETE MONUMENT, LS 5757, MARKING A CORNER OF SAID LANDS DESCRIBED IN ORB 913, PAGE 424; THENCE S.88 DEGREES 10'48"W., ALONG A SOUTHERLY LINE OF SAID LANDS AND THE SOUTH LINE OF LANDS DESCRIBED IN ORB 1271, PAGE 1961 OF SAID OFFICIAL RECORDS. A DISTANCE OF 305.50 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S. 01 DEGREES 49'12"E., DEPARTING SAID SOUTH LINE, 160.00 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.88 DEGREES 17'54"E., 555.99 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.76 DEGREES 45'09"E., 220.27 FEET TO A 5/8" IRON ROD, LS 4708, ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF NW STATEN HARRIS COURT; THENCE N. 12 DEGREES 14 '58"W., 148.21 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE POINT OF CURVE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1969.52 FEET AND A CENTRAL ANGLE OF 06 DEGREES 00'06" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.09 DEGREES 14'55"W. AND A CHORD LENGTH OF 206.22 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 206.31 FEET TO THE POINT OF BEGINNING.