E1/2 OF LOT 6 & ALL LOT 7 BLK 7
S/D UNIT 1.

FISH CHARLES
13063 NE STATE ROAD 121
RAIFORD, FL 32083

2025

00-00-00-07751-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

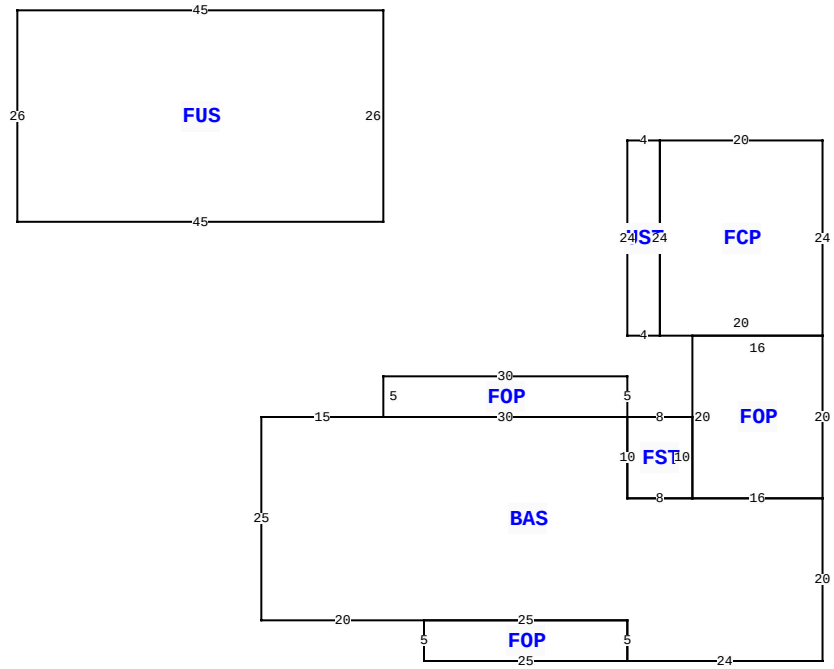
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100	1,605	123,510
FCP	480	25	120	9,235
FOP	125	30	38	2,924
FOP	150	30	45	3,463
FOP	320	30	96	7,387
FST	80	55	44	3,386
FUS	1,170	100	1,170	90,035
UST	96	45	43	3,309
TOTALS	4,026		3,161	243,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,161	112.7480	118.39	374,231	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 2021 Heated Area: 2775 HX Base Yr



541 SE EVERGREEN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	243,250
TOTAL MARKET OB/XF VALUE	3,100
TOTAL LAND VALUE - MARKET	15,250
TOTAL MARKET VALUE	261,600
SOH/AGL Deduction	0
ASSESSED VALUE	261,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,600
TOTAL JUST VALUE	261,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1173/2429	5/22/2009	WD	Q	I	01	178,800
GRANTOR: APRIL D SHIELDS WILLI						
GRANTEE: CHARLES A FISH						
0409/0181	8/01/1978	03	Q	I		65,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S25 E20 FOP= S5 E25N5 W25$ E25 S5 E24 N20 FOP= N20
FCP= N24 W20 UST= W4 S24 E4 N24$ S24 E20 $ W16 S20 E16$ W16
FST= N10 W8 S10 E8$ W8 N10 FOP= N5 W30S5 E30$ W30$ PTR=N50
FUS= W45S26 E45 N26$ S50$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,100

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	0		*RSF-2	65.00	92.00	15,250.00	SF		1.00	1.00	1.00	1.00	1.00	15,250							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.35 Total Land Value: 15,250 Market: 0 Agricultural: 0 Common: 15,250 PRINTED 12/31/2024 BY SYS