

LOT 3 BLOCK 12 FOREST HILLS
S/D UNIT 1. ORB 355-273
DC HENRY FRANKLIN WILLIAMS

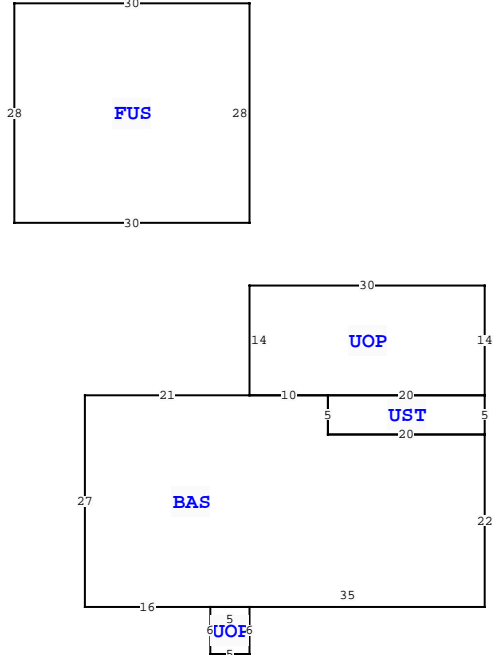
SAMPSON C TODD/SAMPSON LAURA B
495 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2025

00-00-00-07767-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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
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
BAS	1,277	100	1,277
FUS	840	100	840
UOP	30	20	6
UOP	420	20	84
UST	100	45	45
TOTALS	2,667		2,252
			191,289

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,252	124.4607	130.68	294,291	1963	1975	0	0	35.00	65.00		
1 SINGLE FAM - 0% - 0 Heated Area: 2117 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			191,289
TOTAL MARKET OB/XF VALUE			1,880
TOTAL LAND VALUE - MARKET			13,600
TOTAL MARKET VALUE			206,769
SOH/AGL Deduction			3,646
ASSESSED VALUE			203,123
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			203,123
TOTAL JUST VALUE			206,769
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1056/0543	8/24/2005	WD	Q	I		162,000
GRANTOR: VIVIAN WILLIAMS						
GRANTEE: C TODD & LAURA B SA						

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

EXTRA FEATURES																	
L N	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	0	0	0	1.00	UT	1,000.00	1,000.00	50	0	0	3	50	500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0060	CARPORT F	0	0	16	17	272.00	UT	5.00	5.00	50	1993	1993	3	50	680	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

BUILDING DIMENSIONS	
BAS= W21 S27 E16 UOP= S6 E5 N6 W5\$ E35 N22 UST= N5 W20 S5E20\$ W20 N5 UOP= E20 N14 W30 S14 E10\$ W10\$ PTR=N50 FUS= W30 S28 E30 N28\$ S50\$.	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-	270.00	120.00	13,600.00	SF		1.00	1.00	1.00	1.00	1.00	13,600							