

LOT 7 BLOCK 20 LAKE FOREST S/D
 PLAT 2 UNIT 4.
 751-1560, WD 1050-2659, WD

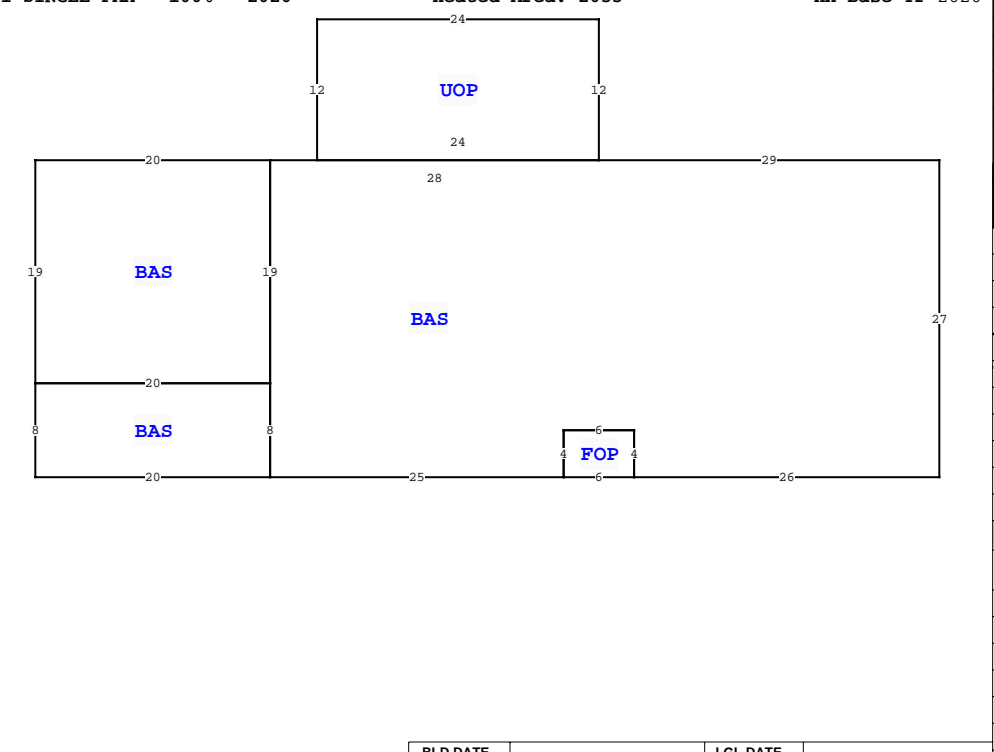
CONOVER DEANNA
 1335 SW MCFARLANE AVE
 LAKE CITY, FL 32025

2025

06-4S-17-07950-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	32	HARDIE BRD	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,120	114.1738	119.88	254,146	1968	1968	0	0	35.00	65.00



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
06	06	0100	SINGLE FAMILY		06	6417.0100	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE			
BAS	160	100	160	12,468			
BAS	380	100	380	29,610			
BAS	1,515	100	1,515	118,052			
FOP	24	30	7	545			
UOP	288	20	58	4,519			
TOTALS	2,367		2,120	165,195			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1
VALUATION SUMMARY				1

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		165,195
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		184,995
SOH/AGL Deduction		47,602
ASSESSED VALUE		137,393
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,393
TOTAL JUST VALUE		184,995
INCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,995

SALE:1:1: LOT 7 BLK 20 LAKE FOREST UNIT 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
884	ADDN SFR	0	06/20/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/1020	8/14/2019	WD Q	Q	I	01	140,000
GRANTOR: JESSIE & NYCULA RANDL						
GRANTEE: DEANNA CONOVER						
1050/2659	6/29/2005	WD Q	Q	I		100,000
GRANTOR: DARBY						
GRANTEE: RANDLE						

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	250	
2	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	100	1998	1998	3	100	150	
3	0262	PRCH, FOP	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	100	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	800	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/21/2023	MLU

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W29 UOP= N12 W24 S12 E24\$ W28 BAS= W20 S19 E20 N19\$ S19											
BAS= W20 S8 E20 N8\$ S8 E25 FOP= E6 N4 W6S4\$ N4 E6S4 E26 N27\$.											

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	DPH 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		*RSF	225.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							