COMM S LINE OF SEC AT W R/W SR-4
R/W 138 FT FOR POB, CONT N 137.4
FT, N 6.98 FT TO S R/W OF ALICE

A BAR S LAND & CATTLE COMPANY
P O BOX 830
LAKE CITY, FL 32056

**2025**

**18-4S-17-08473-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

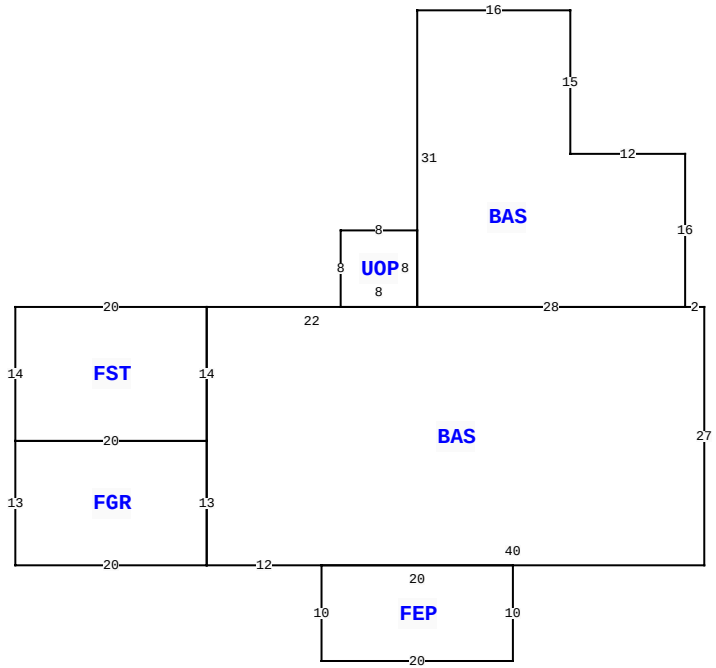
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 60 |
| Exterior Wall | 31 | VINYL SID 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 18417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 688 | 100 | 688 | 50,068 |
| BAS | 1,404 | 100 | 1,404 | 102,175 |
| FEP | 200 | 80 | 160 | 11,644 |
| FGR | 260 | 55 | 143 | 10,407 |
| FST | 280 | 55 | 154 | 11,207 |
| UOP | 64 | 20 | 13 | 946 |
| TOTALS | 2,896 | | 2,562 | 186,447 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,562 | 106.6240 | 111.96 | 286,842 | 1991 | 1991 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM – 0% - 2021 Heated Area: 2092 HX Base Yr




132 SW ALICE GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 186,447 |
| TOTAL MARKET OB/XF VALUE | 2,400 |
| TOTAL LAND VALUE - MARKET | 17,800 |
| TOTAL MARKET VALUE | 206,647 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 206,647 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 206,647 |
| TOTAL JUST VALUE | 206,647 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 206,647 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1424/2177 | 11/23/2020 | WD | U | I | 37 | 189,000 |
| GRANTOR: SANDRA L HUDSON TRUST | | | | | | |
| GRANTEE: A BAR S LAND & CATT | | | | | | |
| 1247/0619 | 12/17/2012 | WD | U | I | 11 | 100 |
| GRANTOR: ALICE M HUDSON | | | | | | |
| GRANTEE: ALICE M HUDSON (RES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W2 BAS= N16 W12 N15 W16 S31 E28$ W28 UOP= N8 W8 S8 E8$
W22 FST= W20 S14 E20 N14$ S14 FGR= W20 S13 E20 N13$ S13 E12
FEP= S10 E20 N10 W20$ E40 N27$.

## 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 | 0 | 8 | 8 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 400 | |
| 2 | 0070 | CARPORT UF | 0 | 0 | 8 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 4 | 0130 | CLFENCE 5 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,400

| 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-1 | 0.00 | 0.00 | 0.89 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 17,800 | | | | | | | |

REVIEW DATE 05/10/2017 BY BC Total Acres: 0.89 Total Land Value: 17,800 Market: 0 Agricultural: 0 Common: 17,800 PRINTED 12/31/2024 BY SYS