LOT 14 MAGNOLIA HEIGHTS S/D OF B
710-163. QC 1041-528 & QC 1088-1

ADAMS YVETTE W
683 NW SHAW GLN
LAKE CITY, FL 32055

2025

00-00-00-11450-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

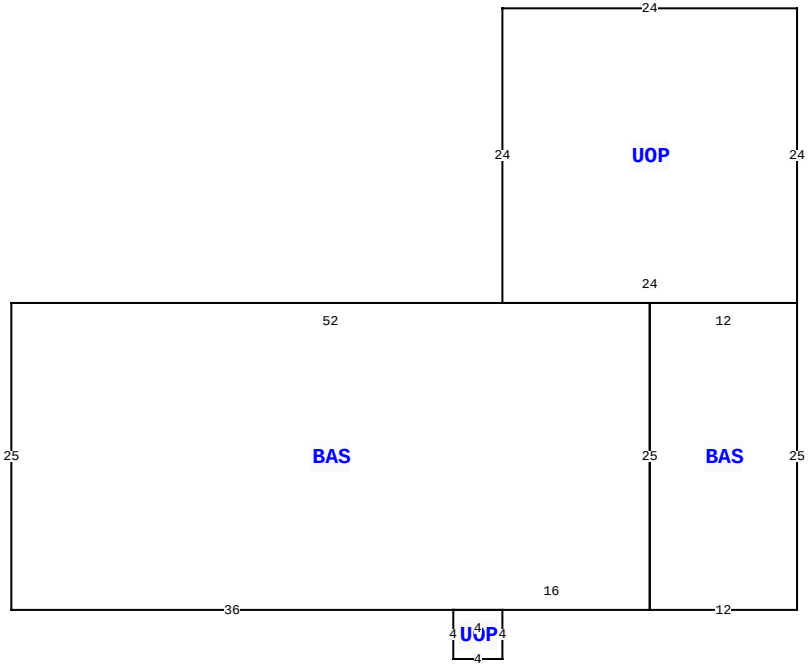
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	21,192
BAS	1,300	100		1,300	91,834
UOP	16	20		3	212
UOP	576	20		115	8,124
TOTALS	2,192			1,718	121,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,718	114.3660	128.09	220,059	1990	1990	10	0	0	34.85	55.15

1 SINGLE FAM – 100% - 2000 Heated Area: 1600 HX Base Yr 2021



683 NW SHAW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		121,363
TOTAL MARKET OB/XF VALUE		931
TOTAL LAND VALUE - MARKET		3,200
TOTAL MARKET VALUE		125,494
SOH/AGL Deduction		32,414
ASSESSED VALUE		93,080
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,358
TOTAL JUST VALUE		125,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1088/1726	6/30/2006	QC	Q	I	01	100
GRANTOR: YVETTE ADAMS & EDWARD						
GRANTEE: YVETTE ADAMS						
1041/0528	3/21/2005	QC	Q	I	01	24,000
GRANTOR: YVETTE ADAMS						
GRANTEE: YVETTE ADAMS & EDWA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S25 E36 UOP= S4 E4N4 W4$ E16 BAS= E12 N25 UOP= N24 W24 S24 E24$ W12 S25$ N25$.

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	100	9	60	540.00	UT	1.40	1.40	100	0	0	3	100	756	
2	0296	SHED METAL	0	100	0	0	1.00	UT	700.00	700.00	25	2004	2004	3	25	175	

LAND DESCRIPTION

TOTAL OB/XF 931

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	3,200.00	3,200.00	3,200							

REVIEW DATE 11/12/2015 BY DF Total Acres: 0.21 Total Land Value: 3,200 Market: 0 Agricultural: 0 Common: 3,200 PRINTED 06/20/2025 BY SYS