N DIV: SW1/4 LOT 12 BLOCK D, NAT

767-1552, 770-1565, 804-983, PB

HALL FAY
2048 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

2025

00-00-00-11762-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

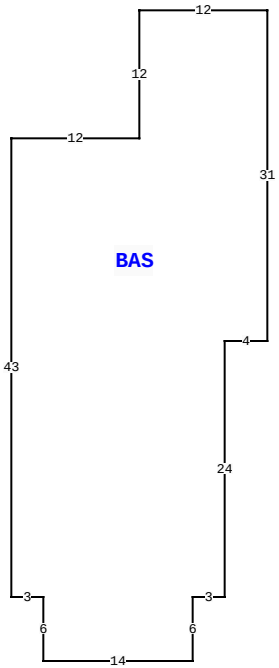
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition		N/A 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,164	100		1,164	33,949
TOTALS	1,164			1,164	33,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,164	64.8108	48.61	56,582	1945	1975	0	0	0	40.00	60.00

1 SFR RENTAL – 0% - 2023 Heated Area: 1164 HX Base Yr



483 NE WASHINGTON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	33,949
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,730
TOTAL MARKET VALUE	36,679
SOH/AGL Deduction	0
ASSESSED VALUE	36,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,679
TOTAL JUST VALUE	36,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1461/328	3/01/2022	WD	Q	I	01	5,000
GRANTOR: PERRY BERNAVETTE						
GRANTEE: HALL FAY						
1461/328	3/01/2022	WD	P	I	98	5,000
GRANTOR: PERRY BERNAVETTE						
GRANTEE: HALL FAY AKA FAYE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S12 W12 S43 E3 S6 E14 N6 E3 N24 E4 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	-352.00	105.00	5,460.00	SF		1.00	1.00	1.00	0.50	0.50	2,730							

REVIEW DATE 02/01/2023 BY CP Total Acres: 0.13 Total Land Value: 2,730 Market: 0 Agricultural: 0 Common: 2,730 PRINTED 05/16/2025 BY SYS