E DIV: LOTS 21 & 22 BLOCK 3 THOM

780-1875,

PETERSON KAREN S
311 NE BRADLEY TER
LAKE CITY, FL 32055

2026

00-00-00-12882-000

BUILDING CHARACTERISTICS

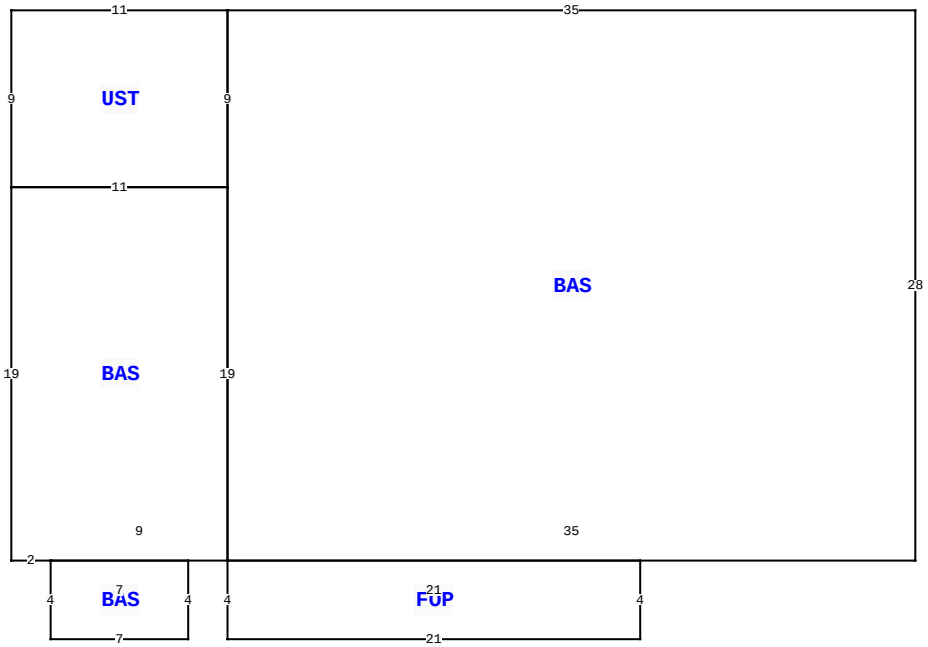
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	28	100		28	1,818
BAS	209	100		209	13,570
BAS	980	100		980	63,629
FOP	84	30		25	1,623
UST	99	45		45	2,922
TOTALS	1,400			1,287	83,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,287	105.4000	118.05	151,930	1985	1985	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1217 HX Base Yr



311 NE BRADLEY TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		83,562
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		8,942
TOTAL MARKET VALUE		93,304
SOH/AGL Deduction		29,545
ASSESSED VALUE		63,759
TOTAL EXEMPTION VALUE	HX HB	38,759
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		93,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,304

SALE:1:1: LOTS 21 & 22 BLK 3 THOMAS PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0780/1875	9/23/1993	QC	Q	I	01	36,000
GRANTOR: FARMERS HOME						
GRANTEE: KAREN PETERSON						
0572/0843	9/01/1985	WD	Q	I		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 UST= W11 S9 E11 N9$S9 BAS= W11 S19 E2 BAS= S4 E7 N4 W7$ E9 N19$ S19 FOP= S4E21 N4 W21$ E35 N28$.

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	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 800

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		*RSF-1	108.00	120.00	12,960.00	SF		1.00	1.00	0.92	0.75	0.69	8,942							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.30 Total Land Value: 8,942 Market: 0 Agricultural: 0 Common: 8,942 PRINTED 10/10/2025 BY SYS