S DIV: LOT 11 BLOCK B OLIVIA ADD
(EX RD R/W).

HALL FAYE T
2048 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

**2026**

**00-00-00-13522-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

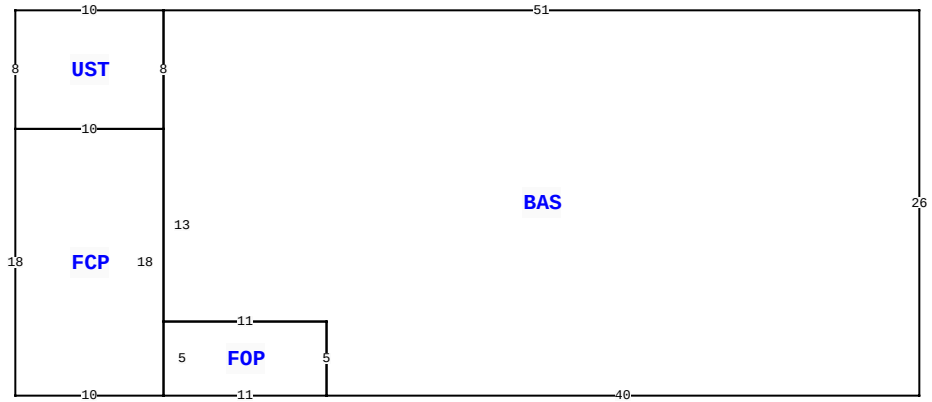
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 02 | WINDOW 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 | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 870317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,271 | 100 | | 1,271 | 77,947 |
| FCP | 180 | 25 | | 45 | 2,760 |
| FOP | 55 | 30 | | 16 | 982 |
| UST | 80 | 45 | | 36 | 2,208 |
| TOTALS | 1,586 | | | 1,368 | 83,896 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,368 | 84.2400 | 94.35 | 129,071 | 1964 | 1964 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1271 HX Base Yr




537 SE WALDRON TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 83,896 |
| TOTAL MARKET OB/XF VALUE | 80 |
| TOTAL LAND VALUE - MARKET | 5,510 |
| TOTAL MARKET VALUE | 89,486 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 89,486 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 89,486 |
| TOTAL JUST VALUE | 89,486 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 89,486 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045682 | Roof Replacement | 6,500 | 10/14/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1319/1186 | 7/27/2016 | WD | U | I | 12 | 35,000 |
| GRANTOR: COLONY BANK | | | | | | |
| GRANTEE: FAYE HALL | | | | | | |
| 1314/0536 | 4/13/2016 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT (LOWER | | | | | | |
| GRANTEE: COLONY BANK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W51 UST= W10 S8 E10 N8$S8 FCP= W10 S18 E10 N18$ S13 FOP= S5 E11 N5 W11$ E11 S5 E40 N26$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 80 | |

## LAND DESCRIPTION

TOTAL OB/XF 80

| 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-2 | 0.00 | 0.00 | 5,800.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 5,510 | | | | | | | |

REVIEW DATE 12/08/2016 BY DF Total Acres: 0.13 Total Land Value: 5,510 Market: 0 Agricultural: 0 Common: 5,510 PRINTED 10/08/2025 BY SYS