COMM INTERS E LINE OF NW1/4 & S
55 DEG W 18.95 FT ALONG R/W FOR
559.67 FT, W 839.98 FT TO A PT O

NORTH ERIC B
373 ROYAL COVE WAY
DAVIE, FL 33325

2026

02-5S-16-03426-002

BUILDING CHARACTERISTICS

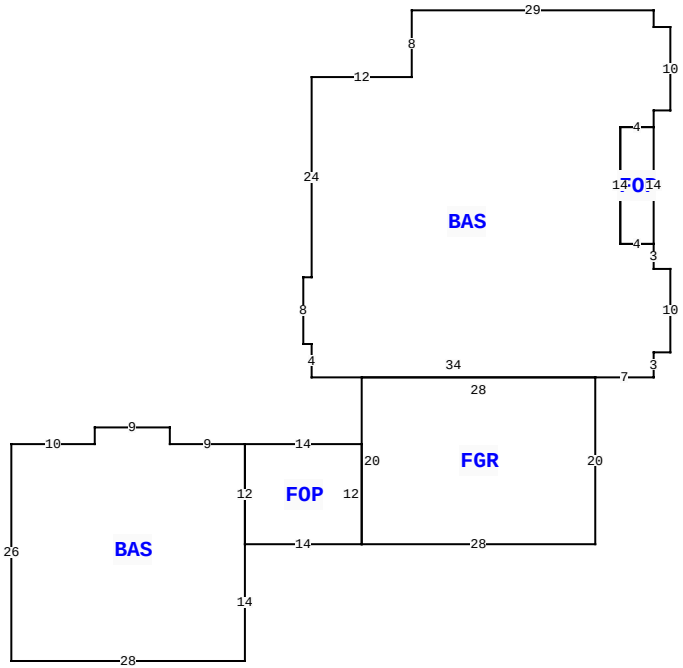
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	746	100		746	61,994
BAS	1,700	100		1,700	141,274
FGR	560	55		308	25,596
FOP	56	30		17	1,413
FOP	168	30		50	4,155
TOTALS	3,230			2,821	234,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,821	109.4400	122.57	345,770	1997	1997	0	0	0	32.20	67.80

1 SINGLE FAM 0% - 2025 Heated Area: 2446 HX Base Yr



6721 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	234,432
TOTAL MARKET OB/XF VALUE	2,088
TOTAL LAND VALUE - MARKET	68,310
TOTAL MARKET VALUE	304,830
SOH/AGL Deduction	0
ASSESSED VALUE	304,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,830
TOTAL JUST VALUE	304,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051355	Roof Replacement	29,500	11/01/2024
000051267	Electrical Servic	0	10/25/2024
14874	SFR	240	12/22/1998
11614	SFR	140	09/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/2751	10/17/2024	TR	U	I	11	100
GRANTOR: NORTH FAMILY TRUST						
GRANTEE: NORTH ERIC B						
1382/0482	4/30/2019	WD	U	I	11	100
GRANTOR: JAMES E NORTH JR & MA						
GRANTEE: JAMES E JR & MARILY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N2 W9 S2 W10 S26 E28 N14 FOP= E14 FGR= E28 N20 BAS= E7 N3 E2 N10 W2 N3 FOP= N14 W4 S14 E4$ W4 N14 E4 N2 E2 N10 W2 N2 W29 S8 W12 S24 W1 S8 E1 S4 E34$ W28 S20$ N12 W14 S12$ N12$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	192.00	UT	1.50	1.50	100	1999	1999	3	100	288	
3	0070	CARPORT UF	0	0	18	20	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,088

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		00	0.00	0.00	5.40	AC		1.00	1.00	1.15	11,000.00	12,650.00	68,310							

REVIEW DATE 12/09/2024 BY JS Total Acres: 5.40 Total Land Value: 68,310 Market: 0 Agricultural: 0 Common: 68,310 PRINTED 11/07/2025 BY SYS