

COMM SE COR OF SE1/4 OF NW1/4, R
FOR POB, CONT W 326.72 FT, N 670
FT, S 671.03 FT TO POB, EX RD R/

THE SECRETARY OF VETERANS AFFAIRS
3401 WEST END AVE, STE 760W
NASHVILLE, TN 37203

2025

03-5S-16-03455-010

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG. 80
Exterior Wall	21 STONE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNPLK 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	02 02 100

Quality	07 07
DOR CODE	8800 FEDERAL IMP

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	3516.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	28,236
BAS	1,302	100		1,302	145,888
FEP	262	80		210	23,530
FGR	576	55		317	35,520

TOTALS	2,392			2,081	233,174
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	0	20	24	480.00	UT	1.40
3	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00
4	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50
5	0296	SHED METAL	0	0	12	20	240.00	UT	12.00
6	0294	SHED WOOD/	0	0	28	12	336.00	UT	14.00
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	5.03

REVIEW DATE	10/03/2019	BY	KR
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,081	144.9895	162.39	337,934	1993	1993	0	0	0	31.00	69.00	
1 SINGLE FAM - 0% - 2025													
Heated Area: 1554													
HX Base Yr													
480 SW SUMMERHILL GLN, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/07/2025 MLU													

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
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	0	20	24	480.00	UT	1.40	1.40	100	0	0	3	100	672	
3	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
4	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
5	0296	SHED METAL	0	0	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
6	0294	SHED WOOD/	0	0	28	12	336.00	UT	14.00	14.00	100	2007	2007	3	100	4,704	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

TOTAL OB/XF													
14,106													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	0		A-1	0.00	0.00	5.03	AC		1.00	1.00

Market:	0
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		233,174	
TOTAL MARKET OB/XF VALUE		14,106	
TOTAL LAND VALUE - MARKET		55,330	
TOTAL MARKET VALUE		302,610	
SOH/AGL Deduction		0	
ASSESSED VALUE		302,610	
TOTAL EXEMPTION VALUE		12	302,610
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		302,610	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		276,114	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32465	MAINT/ALTR	75	11/07/2014
6658	SFR	32,000	12/10/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/1358	12/26/2024	WD	U	I	18	100
GRANTOR: ALLIED FIRST BANK D/B						
GRANTEE: THE SECRETARY OF VE						
1526/2471	11/06/2024	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: ALLIED FIRST BANK D						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W25 S28 FEP= S6 E46 N6W4 S2 W7 N2 W35\$ E35 S2 E7 N2 E4 N4 FGR= E24 N24 W24 S24\$ N24 BAS= N12 W21 S12 E21\$ W21\$.									