LOT 3 BLK E MARION PLACE S/D PHA

WD 1061-331, WD 1139-1684, WD 11

MARKHAM MARION J
1231 ARYA WAY, APT 137
OCOEE, FL 34761

2025

05-4S-17-07610-453

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

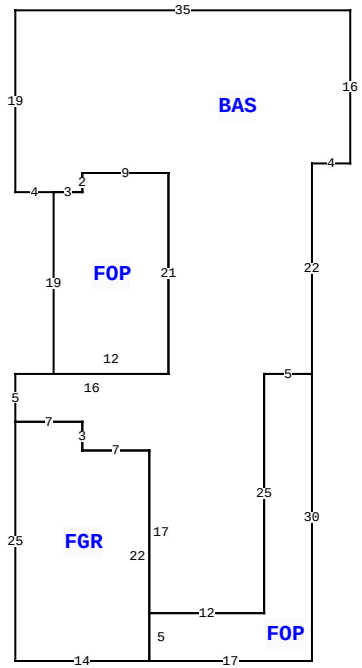
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100		1,311	154,351
FGR	329	55		181	21,310
FOP	210	30		63	7,418
FOP	246	30		74	8,713
TOTALS	2,096			1,629	191,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,629	128.1987	143.58	233,892	2006	2006	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2024 Heated Area: 1311 HX Base Yr



1745 SW PALOMA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	191,791
TOTAL MARKET OB/XF VALUE	1,224
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	211,515
SOH/AGL Deduction	0
ASSESSED VALUE	211,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,515
TOTAL JUST VALUE	211,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3377	SFR	437	08/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1159/2659	9/26/2008	WD	Q	I		192,500
GRANTOR: BLAIR & ANN MUNNS						
GRANTEE: MARION J MARKHAM						
1139/1684	12/28/2007	WD	Q	I	01	100
GRANTOR: BLAIR G & ANNA M MUNN						
GRANTEE: BLAIR G & ANN M MUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S19 E4 FOP= S19 E12 N21 W9 S2 W3$ E3 N2 E9 S21 W16 S5 FGR= S25 E14 N22 W7 N3 W7$ E7 S3 E7 S17 FOP= S5 E17 N30 W5 S25 W12$ E12 N25 E5 N22 E4 N16$.

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	408.00	UT	3.00	3.00	100	2006	2006	3	100	1,224	

LAND DESCRIPTION

TOTAL OB/XF 1,224

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			42.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/30/2016 BY DF Total Acres: 0.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/20/2025 BY SYS