BEG NE COR OF NE1/4 OF NW1/4, RU
W 135 FT, NW 496.4 FT, N 105 FT,
TO POB EX RD R/W.

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

**2026**

**07-4S-17-08116-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

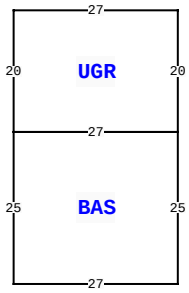
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 7417.00 | 1.00/ |

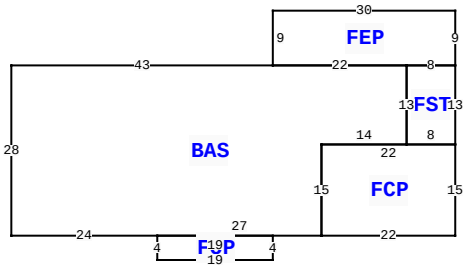
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 675 | 100 | | 675 | 57,582 |
| BAS | 1,610 | 100 | | 1,610 | 137,342 |
| FCP | 330 | 25 | | 82 | 6,995 |
| FEP | 270 | 80 | | 216 | 18,426 |
| FOP | 76 | 30 | | 23 | 1,962 |
| FST | 104 | 55 | | 57 | 4,863 |
| UGR | 540 | 45 | | 243 | 20,729 |
| TOTALS | 3,605 | | | 2,906 | 247,899 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,906 | 117.1760 | 131.24 | 381,383 | 1970 | 1970 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 2285 HX Base Yr 2017




2048 SW BASCOM NORRIS DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 247,899 |
| TOTAL MARKET OB/XF VALUE | | 23,886 |
| TOTAL LAND VALUE - MARKET | | 65,100 |
| TOTAL MARKET VALUE | | 336,885 |
| SOH/AGL Deduction | | 119,941 |
| ASSESSED VALUE | | 216,944 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 166,222 |
| TOTAL JUST VALUE | | 336,885 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 336,885 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1297/1771 | 7/08/2015 | PB | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT (JILES | | | | | | |
| GRANTEE: FAYE T HALL | | | | | | |
| 1188/0323 | 1/27/2010 | WD | U | I | 11 | 100 |
| GRANTOR: FAYE T HALL (HER UNDI | | | | | | |
| GRANTEE: JILES S HALL | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W43 S28 E24 FOP= S4 E19N4 W19$ E27 FCP= E22 N15 W22 S15$ N15 E14 FST= E8 N13 W8 S13$ N13FEP= E8 N9 W30 S9 E22$ W22$ PTR=N30 BAS= N25 UGR= N20 W27 S20 E27$ W27 S25 E27$ S30$.

### 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 | 0 | 0 | 3 | 100 | 350 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1988 | 1988 | 3 | 40 | 14,336 | |
| 4 | 0282 | POOL ENCL | 0 | 100 | 0 | 0 | 1,000.00 | UT | 15.00 | 15.00 | 100 | 1988 | 1988 | 3 | 40 | 6,000 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |

### LAND DESCRIPTION

TOTAL OB/XF 23,886

| 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 | | | 0.00 | 0.00 | 3.72 | AC | | 1.00 | 1.00 | 1.00 | 17,500.00 | 17,500.00 | 65,100 | | | | | | | |

REVIEW DATE 03/28/2017 BY BC Total Acres: 3.72 Total Land Value: 65,100 Market: 0 Agricultural: 0 Common: 65,100 PRINTED 11/18/2025 BY SYS