

COMM NW COR OF SW1/4 OF SE1/4, S
POB, E TO W LINE OF SR-47, SW AL
207.20 FT, W 746.50 FT TO W LINE

BBL MANAGEMENT SERVICES , INC
PO BOX 3823
LAKE CITY, FL 32056

2026

07-4S-17-08118-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	06	ASB SHINGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 80			
Interior Floor	06	VINYL ASB 20			
Air Condition	02	WINDOW 100			
Heating Type	03	FORCED AIR 100			
Bedrooms		3 100			
Bathrooms		1 100			
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	1,500	100		1,500	103,779
FCP	260	25		65	4,497
FOP	30	30		9	623
TOTALS	1,790			1,574	108,899

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,574	95.0400	106.44	167,537	1940	1963	0	0	0 35.00	65.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1500 HX Base Yr												
TOTALS 1,790 1,574 108,899												

COLUMBIA COUNTY PROPERTY											PAGE 1 of 1		2
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 2					Tax Dist:								
BUILDING MARKET VALUE										108,899			
TOTAL MARKET OB/XF VALUE										3,500			
TOTAL LAND VALUE - MARKET										52,700			
TOTAL MARKET VALUE										165,099			
SOH/AGL Deduction										0			
ASSESSED VALUE										165,099			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										165,099			
TOTAL JUST VALUE										165,099			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										165,099			
BLDG:2:1: EDGE MH													