

COMM SE COR, RUN W 48.50 FT TO  
 W R/W CR-245 FOR POB, CONT W  
 350 FT, N 350 FT, E 350 FT TO

MADISON BONNIE H  
 2626 SE CR 245  
 LAKE CITY, FL 32025

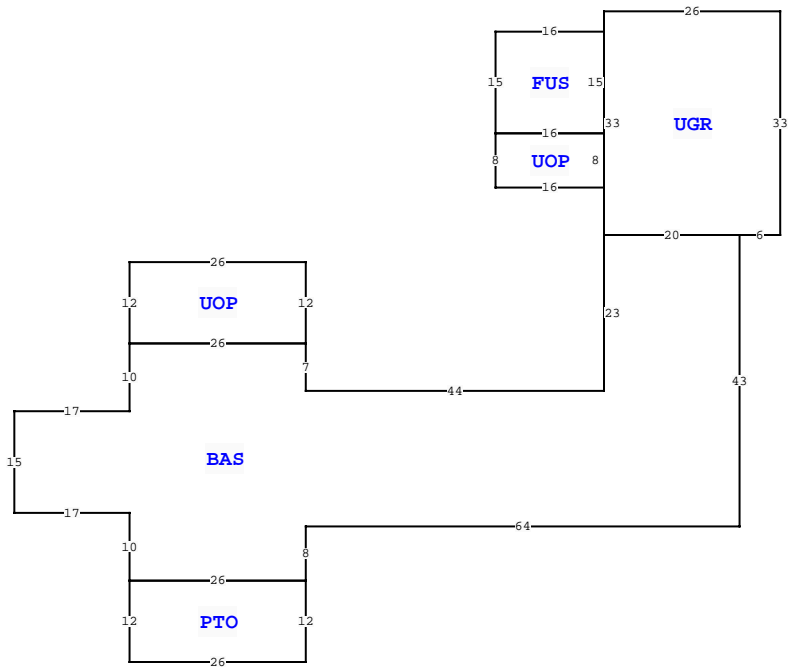
2026

10-4S-17-08304-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 90				
19	COMMON BRK 10				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 80				
06	VINYL ASB 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
01	NONE 100				
1.	1. 100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MKT AREA		06		
	NEIGHBORHOOD/LOC	10417.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,905	100		2,905	207,802
FUS	240	100		240	17,168
PTO	312	5		16	1,145
UGR	858	45		386	27,611
UOP	128	20		26	1,860
UOP	312	20		62	4,435
TOTALS	4,755			3,635	260,021

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,635	98.2610	110.05	400,032	1971	1971	0	0	35.00	65.00	
1 SINGLE FAM			100% - 1999	Heated Area: 3145			HX Base Yr 1999					



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VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			260,021
TOTAL MARKET OB/XF VALUE			2,400
TOTAL LAND VALUE - MARKET			22,560
TOTAL MARKET VALUE			284,981
SOH/AGL Deduction			141,114
ASSESSED VALUE			143,867
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			93,145
TOTAL JUST VALUE			284,981
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11334	REMODEL	1	06/26/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0864/0974	8/14/1998	WD	Q	I		115,000

BUILDING NOTES	
GRANTOR: NELSON	
GRANTEE: MADISON	

BUILDING DIMENSIONS	
BAS= W44 N7 UOP= N12 W26 S12E26S W26 S10 W17 S15 E17 S10 PTO= S12 E26 N12 W26S E26 N8 E64 N43 UGR= E6 N33 W26 S33 E20S W20 S23S PTR= N30 UOP= N8 FUS= N15 W16 S15 E16S W16 S8 E16S S30S.	

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	0	0	3	100	2,000
2	0294	SHED WOOD/	0	100	8	8		1.00	UT 0.00	0.00	100	0	0	3	100	400

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	2.82	AC		1.00	1.00	1.00	8,000.00	8,000.00	22,560							