

BOWES JOHN M/ECKERT KATHARINA C
130 SW WACO CT
LAKE CITY, FL 32025

12-4S-16-02935-122

[illegible]

BEG SE COR OF LOT 2 CANNON CREEK
RUN W 331 FT, N 266.84 FT, E 331
TO POB.

BOWES JOHN M/ECKERT KATHARINA C
130 SW WACO CT
LAKE CITY, FL 32025

2026

12-4S-16-02935-122



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	15	HARDTILE 80			
Interior Floo	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Quality		07	07		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA	06	
NEIGHBORHOOD/LOC		12416.020	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100		1,394	182,658
FGR	660	55		363	47,564
FOP	272	30		82	10,744
FSP	340	40		136	17,821
FUS	522	100		522	68,399
UST	390	45		176	23,061

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,673	139.2776	155.99	416,961	2009	2009	0	0	0	16.00	84.00
2 SINGLE FAM			100% - 2009		Heated Area: 1916			HX Base Yr 2009				
The diagram shows a building footprint with two main areas labeled in blue: FUS and UST. The FUS area is at the top, with a width of 7 and a depth of 12. The UST area is below it, with a width of 13 and a depth of 30. Various dimensions are provided for the perimeter and internal offsets: 17, 7, 4, 4, 12, 5, 13, 19, 10, 12, 20, 17, 13, 30, 13.												
The diagram shows a complex building footprint with four main areas labeled in blue: FSP, BAS, FGR, and FOP. The FSP area is on the left, with a width of 4 and a depth of 17. The BAS area is in the center, with a width of 34 and a depth of 17. The FGR area is on the right, with a width of 30 and a depth of 22. The FOP area is at the bottom, with a width of 22 and a depth of 12. Various dimensions are provided for the perimeter and internal offsets: 14, 34, 30, 22, 10, 8, 20, 20, 12, 14, 8, 5, 22, 6, 17, 8, 4, 8, 17, 34, 14, 30, 22, 10, 8, 20, 12, 14, 8, 5, 22, 6, 17, 8, 4, 8, 17, 34, 14, 30, 22, 10, 8, 20, 12, 14, 8, 5, 22, 6, 17, 8, 4, 8, 17, 34, 14, 30, 22, 10, 8, 20, 12, 14, 8, 5, 22, 6, 17, 8, 4, 8, 17, 34, 14, 30, 22, 10, 8, 20, 12, 14, 8, 5, 22, 6, 17, 8, 4, 8, 17, 34, 14, 30, 22, 10, 8, 20, 12, 14, 8, 5, 22, 6, 17, 8, 4, 8, 17, 34, 14, 30, 22, 10, 8, 20, 12, 14, 8, 5, 22, 6, 17, 8, 4, 8, 17, 34, 14, 30, 22, 10, 8, 20, 12, 14, 8, 5, 22, 6, 17, 8, 4, 8, 17, 34, 14, 30, 22, 10, 8, 20, 12, 14, 8, 5, 22, 6, 17, 8, 4, 8, 17, 34, 14, 30, 22, 10, 8, 20, 12, 14, 8, 5, 22, 6, 17, 8, 4, 8, 17, 34, 14, 30, 22, 10, 8, 20, 12, 14, 8, 5, 22, 6, 17, 8, 4, 8, 17, 34, 14, 30, 22, 10, 8, 20, 12, 14, 8, 5, 22, 6, 17, 8, 4, 8, 17, 34, 14, 30, 22, 10, 8, 20, 12, 14, 8, 5, 22, 6, 17, 8, 4, 8, 17, 34, 14, 30, 22, 10, 8, 20, 12, 14, 8, 5, 22, 6, 17, 8, 4, 8, 17, 34, 14, 30, 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COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY						STANDARD			
Tax Group: 2			Tax Dist:						
BUILDING MARKET VALUE						408,550			
TOTAL MARKET OB/XF VALUE						5,948			
TOTAL LAND VALUE - MARKET						52,780			
TOTAL MARKET VALUE						467,278			
SOH/AGL Deduction						264,206			
ASSESSED VALUE						203,072			
TOTAL EXEMPTION VALUE			HX HB			50,722			
BASE TAXABLE VALUE						152,350			
TOTAL JUST VALUE						467,278			
NCON VALUE						0			
INCOME VALUE									
PREVIOUS YEAR MKT VALUE						472,962			