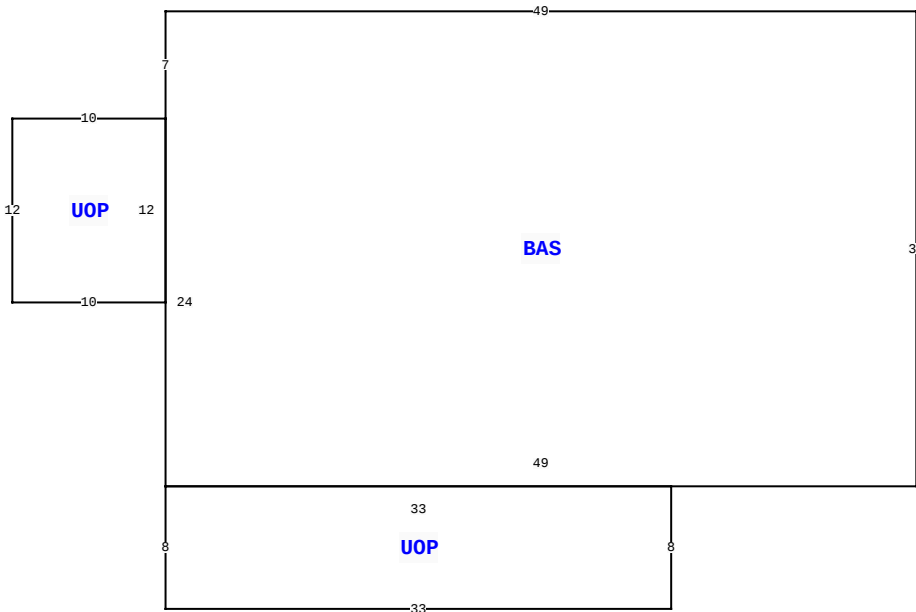


STAFFORD GRACE A
PO BOX 986
LAKE CITY, FL 32056

12-5S-16-03586-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
Exterior Wall		03	BELOW AVG. 100							0100	01	1,596	70.5672	79.04	126,148	1950	1950		0	0	35.00	65.00	VALUATION BY STANDARD									
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM 100% - 0 Heated Area: 1519 HX Base Yr														Tax Group: 3 Tax Dist:								
Roof Cover		12	MODULAR MT 100																					BUILDING MARKET VALUE 81,996								
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE 1,300								
Interior Floor		08	SHT VINYL 100																					TOTAL LAND VALUE - MARKET 146,760								
Air Condition		02	WINDOW 100																					TOTAL MARKET VALUE 94,428								
Heating Type		02	CONVECTION 100																					SOH/AGL Deduction 61,627								
Bedrooms			2 100																					ASSESSED VALUE 32,801								
Bathrooms			2 100																					TOTAL EXEMPTION VALUE HX HB SL 32,801								
Frame		01	NONE 100																					BASE TAXABLE VALUE 0								
Stories		1.	1. 100																					TOTAL JUST VALUE 229,996								
Architectual Units		05	CONV 100																					NCON VALUE 0								
Condition Adj		02	02 100							INCOME VALUE																						
Kitchen Adjus		01	01 100							PREVIOUS YEAR MKT VALUE 229,996																						
Quality		03	03																													
DOR CODE		5000 IMPROVED AG																														
MAP NUM									MKT AREA							01																
NEIGHBORHOOD/LOC		12516.00 1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,519	100		1,519	78,040																											
UOP	120	20		24	1,233																											
UOP	264	20		53	2,723																											
TOTALS		1,903			1,596	81,996	1427 SW WALTER AVE, LAKE CITY										BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG DATE		05/16/2023 MLU											
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	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500																	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800																	
LAND DESCRIPTION						TOTAL OB/XF 1,300																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000															
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	15.45	AC		1.00	1.00	1.00	280.00	280.00	4,326															
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	227.00	227.00	681															
4	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	25.00	25.00	125															
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	23.45	AC		1.00	1.00	1.00	6,000.00	6,000.00	140,700															
REVIEW DATE		09/18/2019		BY KR		Total Acres: 24.45		Total Land Value: 11,132		Market: 140,700		Agricultural: 5,132		Common: 6,000		PRINTED 11/07/2025 BY SYS																