

ZONA ROBERT M/ZONA CHARLENE M
4533 SE HIGH FALLS RD
LAKE CITY, FL 32025

12-5S-17-09216-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	1905	COMMON BRK 80 AVERAGE 20			
Roof Structure	0312	GABLE/HIP 100			
Roof Cover	02	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	06	VINYL ASB 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame Stories	011.	NONE 100 1. 100			
Architectual Units	05	CONV 100 0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	12517.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,197	100		2,197	179,949
FEP	306	80		245	20,067
FGR	391	55		215	17,610
FOP	63	30		19	1,556
FOP	161	30		48	3,931
FST	161	55		89	7,290
TOTALS	3,279			2,813	230,403

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0031	BARN,MT AE	0 100	0	0	1.00	UT	0.00	0.00
3	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
5	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00
7	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
8	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00
9	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	0.00
10	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,813	112.5120	126.01	354,466	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM		100% - 2019	Heated Area: 2197		HX Base Yr 2019	
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The floor plan shows a large rectangular building footprint. The main area is labeled 'BAS' (Basement). To the left is a smaller section labeled 'FEP' (Front Entry Porch). Below 'FEP' is another section labeled 'FOP' (Front Office Porch). To the right of the main area is a section labeled 'FGR' (Front Garage) and below it is a section labeled 'FST' (Front Storage). Dimensions are provided for various sections: 34' wide by 9' deep for FEP; 34' wide by 16' deep for BAS; 7' wide by 9' deep for FOP; 23' wide by 17' deep for FGR; and 23' wide by 7' deep for FST. The total width is 33' and the total depth is 19'.

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					230,403				
TOTAL MARKET OB/XF VALUE					10,000				
TOTAL LAND VALUE - MARKET					31,800				
TOTAL MARKET VALUE					272,203				
SOH/AGL Deduction					87,997				
ASSESSED VALUE					184,206				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					133,484				
TOTAL JUST VALUE					272,203				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					272,503				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041553	Electrical Servic	0	03/19/2021
8559	PUMP/UTPOL	30	07/05/1994
7116	M H	60	05/04/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/1364	9/20/2018	WD	U	I	12	137,100

GRANTOR: WELLS FARGO BANK NA						
GRANTEE: ROBERT M & CHARLENE						
1363/1375	6/27/2018	CT	U	I	18	86,000
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W45 FEP= N9 W34 S9 E34\$ W34 S16 FOP= S9 E7 N9 W7\$ E7 S9 W7 S17 E33 FOP= E7 N23W7 S23\$ N23 E23 FGR= S17 FST= S7 E23 N7 W23\$ E23 N17 W23\$ E23 N19\$.									

REVIEW DATE 06/23/2021 BY JB

Total Acres: 2.65

Total Land Value: 31,800

Market: 0

Agricultural: 0

Common: 31,800

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