

BEG NE COR OF SE1/4 OF SEC, N 73
203.12 FT, SW 243.64 FT, W 407.2
OF E1/2 OF E1/2 OF SE1/4, S 332.

ALLEN CODY/ALLEN MARCE
11973 TEMPLE COURT
SEMINOLE, FL 33772

2026

17-1S-17-04531-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03

NEIGHBORHOOD/LOC	17117.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100		1,280	78,740
FUS	896	100		896	55,118
UOP	242	20		48	2,953
UOP	279	20		56	3,445
UST	110	45		50	3,076
TOTALS	2,807			2,330	143,332

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0100	C
2	0000	C
3	0000	C

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,330 84.5016 94.64 220,511 1978 1978 0 0 0 35.00 65.00

1 SINGLE FAM 0% - 0 Heated Area: 2176 HX Base Yr

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/15/2025 MLU

2092 NE OMAR TER, LAKE CITY

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		143,332
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		182,332
SOH/AGL Deduction		566
ASSESSED VALUE		181,766
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		181,766
TOTAL JUST VALUE		182,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,332

BLDG:2:1: WEST MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
29831	M H	557	12/20/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1299/2740	8/07/2015	WD U	I	I	12	65,000	
GRANTOR: CAMPUS USA CREDIT UNI							
GRANTEE: CODY & MARCE ALLEN							
1294/0300	5/04/2015	CT U	I	I	18	100	
GRANTOR: CLERK OF COURT (SUSAN							
GRANTEE: CAMPUS USA CREDIT U							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST= N11 W10 S11 E10\$ BAS= W10 UOP= N11 W22 S11 E22\$ W22S40 E1 UOP= S9 E31 N9 W31\$ E31 N40\$ PTR=E40 FUS= E32 N28 W32 S28\$ W40\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.75
3	0000	C	VAC RES	0		00	0.00	0.00	1.00