

COMM INTERS W R/W US-41 & S R/W VALLEY RD, RUN SE ALONG R/W 650 CONT SE ALONG R/W 110 FT, S 70 D

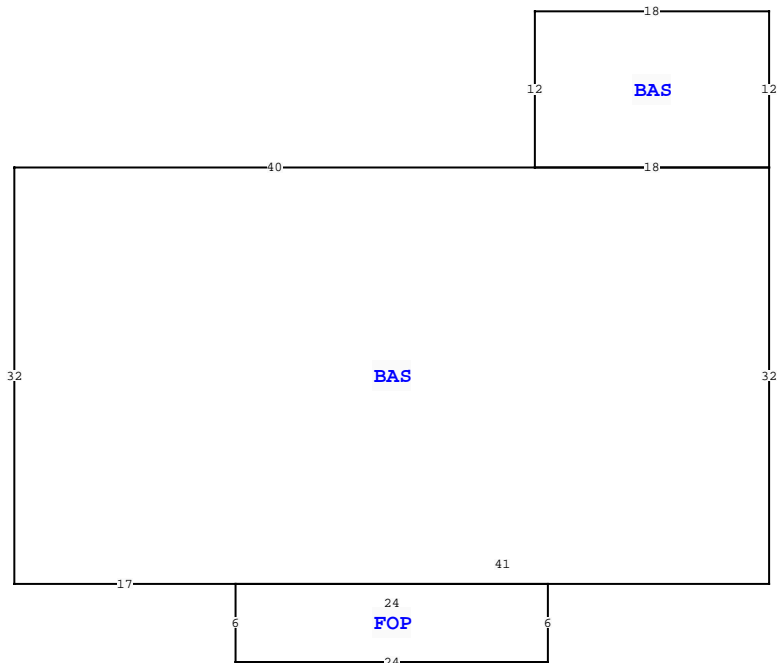
PAULK MELVIN L/PAULK CHRISSIA D 8726 NW US HIGHWAY 41 LAKE CITY, FL 32055

2025

22-2S-16-01705-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,115	116.3052	125.61	265,665	1999	2017	0	0	0	8.75	91.25	
2 SINGLE FAM - 100% - 2022 Heated Area: 2072 HX Base Yr 2022													



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		03	22216.030	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	24,758
BAS	1,856	100		1,856	212,733
FOP	144	30		43	4,928
TOTALS	2,216			2,115	242,419

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	CARPOT F	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2023	2022		100	2,500	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	110.00	277.00	0.70	AC		1.00	1.00	1.30	9,500.00	12,350.00	8,645							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		242,419	
TOTAL MARKET OB/XF VALUE		4,500	
TOTAL LAND VALUE - MARKET		8,645	
TOTAL MARKET VALUE		255,564	
SOH/AGL Deduction		32,483	
ASSESSED VALUE		223,081	
TOTAL EXEMPTION VALUE		HX HB VX 13 223,081	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		255,564	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,876	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14604	SFR	300	10/09/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/2490	11/25/2020	WD	Q	I	01	210,000
GRANTOR: MARTIN MAZAL						
GRANTEE: MELVIN L & CHRISSIA						
1362/2723	6/22/2018	WD	Q	I	01	177,500
GRANTOR: LEANDOUS ROSIER						
GRANTEE: MARTIN MAZAL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S32 E17 FOP= S6 E24 N6 W24\$ E41 N32 BAS= N12 W18 S12 E18\$ W18\$.	

TOTAL OB/XF																							
4,500																							