LOT 7 BLOCK C GREEN ACRES S/D.
374-857, DC 1378-2022, LE 1380
-2696,

BRITT SHARON A
247 SW LAPAZ TER
LAKE CITY, FL 32024

**2026**

**26-4S-16-03185-017**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

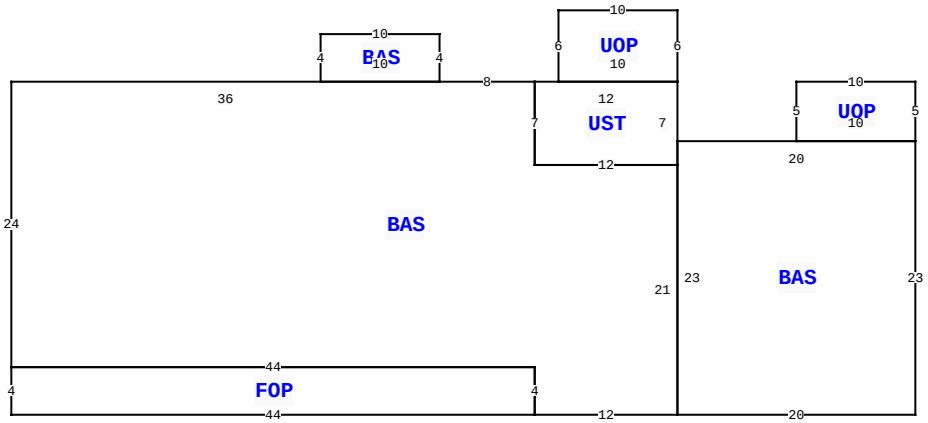
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 08 | WD OR PLY 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 26416.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 40 | 100 | | 40 | 3,178 |
| BAS | 460 | 100 | | 460 | 36,544 |
| BAS | 1,308 | 100 | | 1,308 | 103,912 |
| FOP | 176 | 30 | | 53 | 4,211 |
| UOP | 50 | 20 | | 10 | 794 |
| UOP | 60 | 20 | | 12 | 954 |
| UST | 84 | 45 | | 38 | 3,019 |
| TOTALS | 2,178 | | | 1,921 | 152,610 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,921 | 109.1250 | 122.22 | 234,785 | 1971 | 1971 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1808 HX Base Yr




247 SW LAPAZ TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 152,610 |
| TOTAL MARKET OB/XF VALUE | | 2,200 |
| TOTAL LAND VALUE - MARKET | | 23,000 |
| TOTAL MARKET VALUE | | 177,810 |
| SOH/AGL Deduction | | 80,826 |
| ASSESSED VALUE | | 96,984 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 41,262 |
| TOTAL JUST VALUE | | 177,810 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 177,810 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049418 | Roof Replacement | 12,600 | 03/13/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1380/2696 | 3/22/2019 | LE | U | I | 14 | 100 |

GRANTOR: SHARON A BRITT (LIFE

GRANTEE: SHERI LIN DORSETT E

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W8 BAS= N4 W10 S4 E10$ W36 S24 FOP= S4 E44N4 W44$ E44 S4 E12 BAS= E20 N23 UOP= N5 W10 S5 E10$ W20 S23$ N21 UST= N7 UOP= N6 W10 S6 E10$ W12S7 E12$ W12 N7$ .

## EXTRA FEATURES

| LN | 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 | 0294 | SHED WOOD/ | 0 | 100 | 20 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,000 | |
| 2 | 0251 | LEAN TO W/ | 0 | 100 | 12 | 20 | 240.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,200

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | | 00 | 206.00 | 196.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 23,000 | | | | | | | |

REVIEW DATE 04/23/2024 BY JS Total Acres: 0.93 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/19/2025 BY SYS