LOT 5 BLOCK A COUNTRY LANE ESTAT

ORB 753-532, 773-1779, 787-968

VAN VORST ERIC PAUL
177 NW VAN VORST CT
LAKE CITY, FL 32055

2026

27-2S-16-01770-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
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	02	WOOD FRAME 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

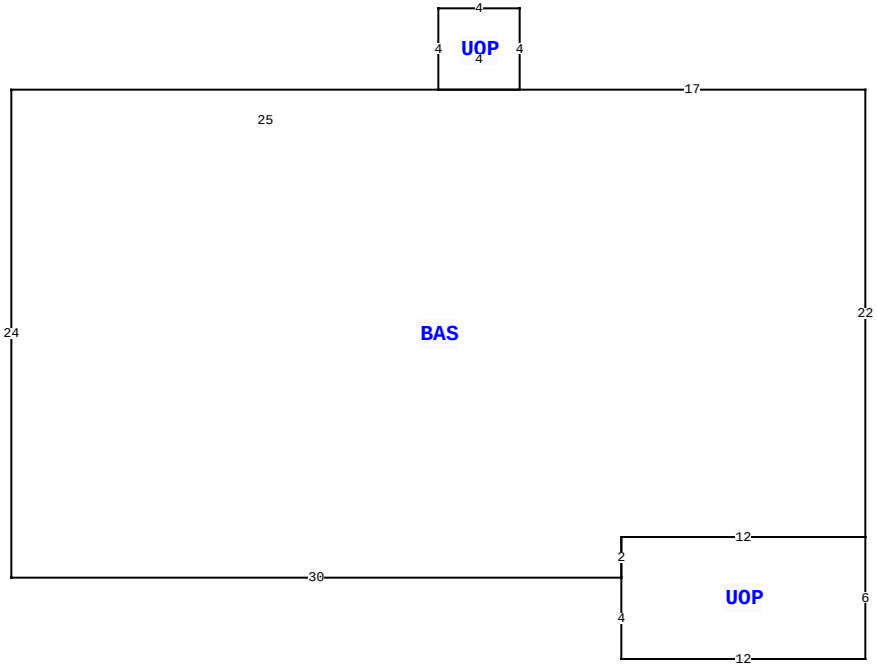
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	27216.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100		984	103,082
UOP	16	20		3	314
UOP	72	20		14	1,467
TOTALS	1,072			1,001	104,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,001	121.4720	136.05	136,186	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2009 Heated Area: 984 HX Base Yr 2009



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

177 NW VAN VORST CT, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		104,863
TOTAL MARKET OB/XF VALUE		960
TOTAL LAND VALUE - MARKET		38,250
TOTAL MARKET VALUE		144,073
SOH/AGL Deduction		52,306
ASSESSED VALUE		91,767
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,045
TOTAL JUST VALUE		144,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,435

SALE:3:1: LOT 5, BLK A, COUNTRY LANE ESTATES S/D

SALE:2:1: REPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17622	SFR	330	11/06/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0787/0968	10/05/1993	WD	Q	V		8,000
GRANTOR: ROGERS & WOODLAND						
GRANTEE: ERIC PAUL VAN VORST						
0773/1779	4/12/1993	WD	U	V	12	7,400
GRANTOR: HORACE CHAMBERS						
GRANTEE: ROGERS & WOODLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N4 W4 S4 E4$ W25 S24 E30 UOP= S4 E12 N6 W12 S2$ N2 E12 N22$.

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	0296	SHED METAL	0	100	10	16	160.00	UT	12.00	12.00	50	2008	2008	3	50	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	38,250							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 5.01 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 10/02/2025 BY SYS