COMM SE COR OF NE1/4 OF SW1/4, N R/W OF SR-252-A FOR POB, RUN N 4 FT, S 409.10 FT TO N R/W SR-252A

PERRY NATHAN SR
267 NW DELAR GLN
LAKE CITY, FL 32055

2025

28-3S-17-05624-001

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	05	05

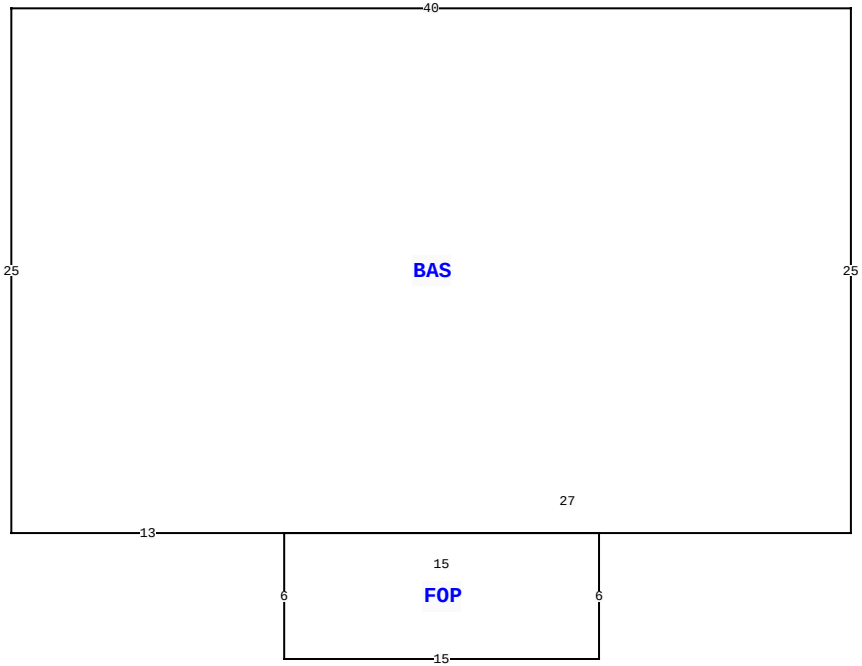
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	28317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	107,298
FOP	90	30		27	2,897
TOTALS	1,090			1,027	110,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,027	121.2640	135.82	139,487	2013	2013	10	0	0	11.00	79.00

2 SINGLE FAM 0% - 2024 Heated Area: 1000 HX Base Yr



1491 NE BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	110,195
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,950
TOTAL MARKET VALUE	121,145
SOH/AGL Deduction	0
ASSESSED VALUE	121,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,145
TOTAL JUST VALUE	121,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30948	SFR	309	04/16/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1535	3/30/2023	QC	U	I	11	100

GRANTOR: PERRY NATHAN JR

GRANTEE: PERRY CLIFFORD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S25 E13 FOP= S6 E15 N6 W15$ E27 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	7,300.00	7,300.00	10,950							

REVIEW DATE 09/08/2015 BY DF Total Acres: 1.50 Total Land Value: 10,950 Market: 0 Agricultural: 0 Common: 10,950 PRINTED 08/28/2025 BY SYS