LOT 25 BLOCK 3 CAROLYN HEIGHTS S
769-2018, 922-2555, DC 1484-665,

PERRY MARY/PERRY ALICE G
1491 NE BASCOM NORRIS DR.
LAKE CITY, FL 32055

2026

28-3S-17-05747-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	03	03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 07

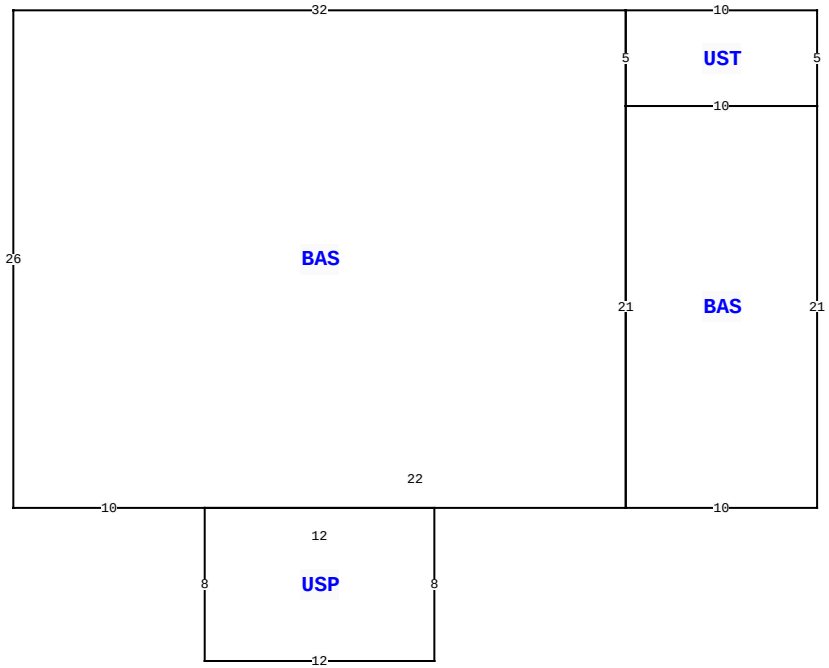
NEIGHBORHOOD/LOC 28317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100		210	11,710
BAS	832	100		832	46,391
USP	96	35		34	1,896
UST	50	45		22	1,227
TOTALS	1,188			1,098	61,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,098	90.5148	101.38	111,315	1962	1962	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1042 HX Base Yr



251 NE ALPHA TER, 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	61,223
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	71,723
SOH/AGL Deduction	0
ASSESSED VALUE	71,723
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,723
TOTAL JUST VALUE	71,723
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,723

SALE:1:1: LOT 25 BLK 3 CAROLYN HEIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18756	REMODEL	0	09/21/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0922/2555	3/20/2001	WD	Q	I	03	20,500

GRANTOR: J MCCRANIE

GRANTEE: MARY & ALICE PERRY

0769/2018	1/11/1993	AG	U	I	13	20,500

GRANTOR: JULIAN MCCRANIE

GRANTEE: MARY PERRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S26 E10 USP= S8 E12N8 W12$ E22 BAS= E10 N21 W10 S21$ N21 UST= E10 N5 W10 S5$ N5$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 09/17/2015 BY DF Total Acres: 0.20 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/10/2025 BY SYS