

LOT 2 BLOCK 4 CAROLYN HEIGHTS S/
371-106, WD 1033-453, WD 1092-15

JONES WALLACE/JONES WALLACE JR
334 SW FEDORA WAY
LAKE CITY, FL 32025

2026

28-3S-17-05752-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
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	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.040 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,383	100
TOTALS	1,383	1,383 87,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,383	102.9078	115.26	159,405	1965	1965	10	0	35.00	55.00

1 SINGLE FAM 100% - 2005 Heated Area: 1383 HX Base Yr 2005

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	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0070	CARPORT UF	0 100	20	19	380.00	UT	3.00	3.00	50	1993	1993	3	50	570	
4	0294	SHED WOOD/	0 100	20	34	680.00	UT	7.50	7.50	50	1993	1993	3	50	2,550	

TOTALS 1,383 1,383 87,673

306 NE ALPHA TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,673
TOTAL MARKET OB/XF VALUE	3,920
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	99,993
SOH/AGL Deduction	30,942
ASSESSED VALUE	69,051
TOTAL EXEMPTION VALUE	44,051
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	99,993
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1033/0453	12/06/2004	WD	Q	I	06	100

GRANTOR: WALLACE & NOREEN JONE

GRANTEE: WALLACE NOREEN ROSH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 N17 W15 S41 E47 N24\$.

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			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

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