LOT 4 BLOCK 12 CAROLYN HEIGHTS S

DC 997-1815.

PETERSON DOREATHA
522 NE GRANGER MILL AVE
LAKE CITY, FL 32055-6533

2026

28-3S-17-05792-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

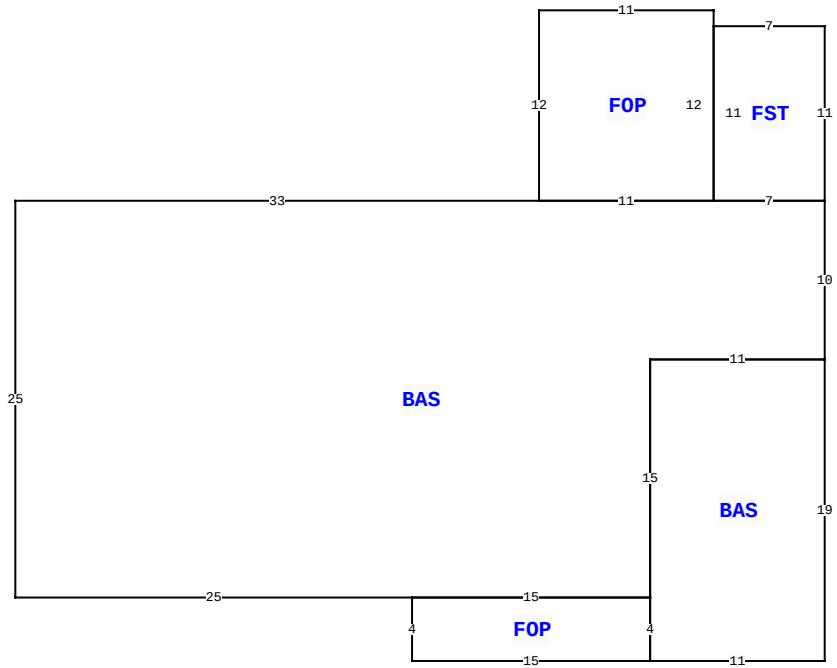
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	209	100		209	14,638
BAS	1,110	100		1,110	77,741
FOP	60	30		18	1,261
FOP	132	30		40	2,802
FST	77	55		42	2,941
TOTALS	1,588			1,419	99,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,419	113.7000	127.34	180,695	1970	1970	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1319 HX Base Yr



522 NE GRANGER MILL AVE, 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		99,382
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		8,400
TOTAL MARKET VALUE		107,932
SOH/AGL Deduction		47,956
ASSESSED VALUE		59,976
TOTAL EXEMPTION VALUE	HX HB WX	39,976
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		107,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048520	Roof Replacement	14,000	10/27/2023
27051	MAINT/ALTR	35	05/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S25 E25 FOP= S4 E15N4 W15$ E15 BAS= S4 E11 N19 W11 S15$ N15 E11 N10 FST= N11W7 S11 E7$ W7 FOP= N12 W11 S12 E11$ W11$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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

REVIEW DATE 11/15/2023 BY JS Total Acres: 0.19 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/19/2025 BY SYS