

W 1196 FT OF THE FOLLOWING:
COMM NE COR OF SEC, RUN S
660.73 FT, W 40 FT TO W R/W

KERCE CHADRICK S
472 SW STEWART LOOP
LAKE CITY, FL 32024

2026

30-5S-17-09453-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	04	04
DOR CODE	5000IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	30517.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	16,426
TOTALS	784			784	16,426

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0070	CARPORT UF	0	100	15	48	1.00	UT	0.00
2	0070	CARPORT UF	0	100	15	48	1.00	UT	0.00
3	0296	SHED METAL	0	100	16	48	1.00	UT	0.00
4	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.03
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.03
3	0200	C	MBL HM	100			0.00	0.00	1.00

REVIEW DATE 09/07/2017 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	784	87.3050	52.38	41,066	1992	1992	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2019 Heated Area: 784 HX Base Yr 2019													
14 BAS 14													
7848 SW TUSTENUGGEE AVE, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2025 MLU													

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	0070	CARPORT UF	0	100	15	48	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
2	0070	CARPORT UF	0	100	15	48	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
3	0296	SHED METAL	0	100	16	48	1.00	UT	0.00	0.00	100	2001	2001	3	100	2,000	
4	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	2001	2001	3	100	720	

TOTAL OB/XF										3,720							
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
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.03	AC		1.00	1.00	1.00	445.00	445.00	5,353
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.03	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,270
3	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000

Total Acres: 13.03 Total Land Value: 14,353 Market: 108,270 Agricultural: 5,353 Common: 9,000

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 3										Tax Dist:				
BUILDING MARKET VALUE										16,426				
TOTAL MARKET OB/XF VALUE										3,720				
TOTAL LAND VALUE - MARKET										117,270				
TOTAL MARKET VALUE										34,499				
SOH/AGL Deduction										13,842				
ASSESSED VALUE										20,657				
TOTAL EXEMPTION VALUE										20,657				
BASE TAXABLE VALUE										0				
TOTAL JUST VALUE										137,416				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										137,416				
SALE:1:1: 27.80 AC														
SALES DATA														
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE						
1368/1274		9/05/2018		WD	U	I	11	100						
GRANTOR:GEORGE & MAUREEN KERC														
GRANTEE:CHADRICK S KERCE														
0895/1869		1/20/2000		WD	Q	V	01	44,500						
GRANTOR:P J KERCE														
GRANTEE:GEORGE & MAUREEN KE														
BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W56 S14 E56 N14\$.														