

SANDERSON DAVID C/SANDERSON JESSICA J
156 NW GAELIC CT
LAKE CITY, FL 32055

31-3S-17-05984-000



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 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 Units	05	CONV 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	31317.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,217	100		1,217	95,685
FCP	300	25		75	5,897
FOP	51	30		15	1,179
UST	132	45		59	4,639
TOTALS	1,700			1,366	107,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,366	108.0000	120.96	165,231	1952	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1217 HX Base Yr

The diagram shows four land parcels labeled UST, FCP, BAS, and FOP. The overall dimensions are 12 by 25. The UST parcel is 12 wide and 11 deep. The FCP parcel is 12 wide and 25 deep. The BAS parcel is 22 wide and 26 deep. The FOP parcel is 3 wide and 17 deep. The total width is 12 + 12 = 24, and the total depth is 11 + 25 = 36. Dimensions are also shown along the perimeter: top (12, 15), right (10, 28, 26), bottom (12, 17, 26), left (11, 25).

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

1

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					107,400				
TOTAL MARKET OB/XF VALUE					1,300				
TOTAL LAND VALUE - MARKET					14,062				
TOTAL MARKET VALUE					122,762				
SOH/AGL Deduction					0				
ASSESSED VALUE					122,762				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					122,762				
TOTAL JUST VALUE					122,762				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					122,762				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0981/0554	4/17/2003	WD	Q	I		65,000

GRANTOR:LINDA RAYBURN ROMAN

GRANTEE:DAVID C & JESSICA J

0981/0553	4/17/2003	WD	Q	I	03	100
-----------	-----------	----	---	---	----	-----

GRANTOR:BURNELL BAILEY, ELIZA

GRANTEE:DAVID C & JESSICA J

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N10 W15 UST= W12 S11 E12 N11\$ S11 FCP= W12 S25E12 N25\$ S22 FOP= S3 E17 N3 W17\$ E17 S3 E26 N26\$.

LAND DESCRIPTION

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			*RSF	-200.00	140.00	14,802.26	SF		1.00	1.00	1.00	0.95	0.95	14,062							

TOTAL OB/XF

1,300

REVIEW DATE	08/16/2016	BY	DF	Total Acres: 0.34	Total Land Value: 14,062	Market: 0	Agricultural: 0	Common: 14,062	PRINTED 11/19/2025 BY SYS
-------------	------------	----	----	-------------------	--------------------------	-----------	-----------------	----------------	---------------------------