COMM SW COR NW1/4 OF SW1/4, RUN
15 FT FOR POB, CONT E 90 FT, N 1
S 130 FT TO POB.

RICE MARK DOUGLAS/RICE ANGELA
1473 NW AVERY GLEN
LAKE CITY, FL 32055

2026

31-3S-17-06192-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

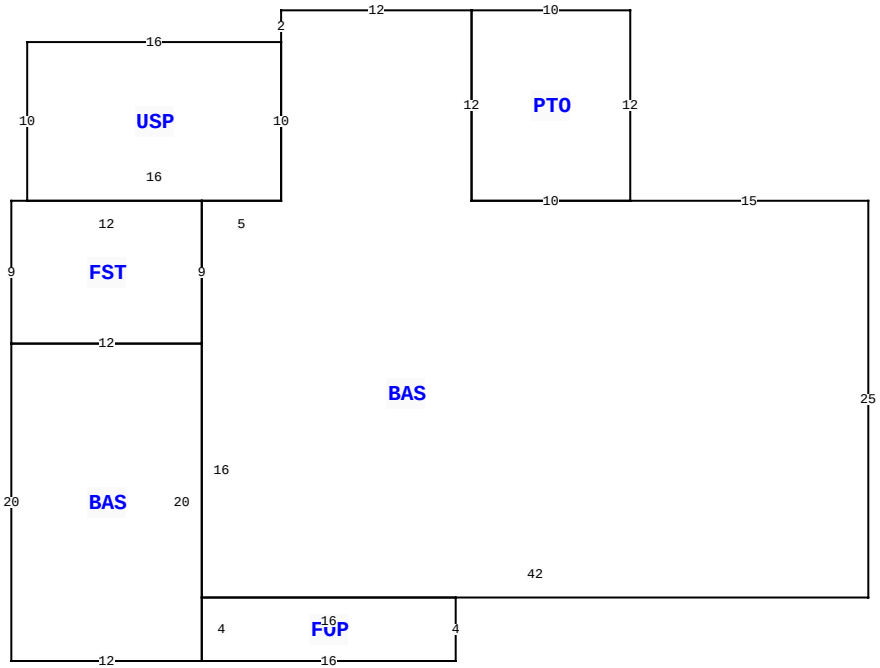
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	21,761
BAS	1,194	100		1,194	108,258
FOP	64	30		19	1,723
FST	108	55		59	5,350
PTO	120	5		6	544
USP	160	35		56	5,077
TOTALS	1,886			1,574	142,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,574	124.5420	139.49	219,557	1966	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1434 HX Base Yr 2018



1473 NW AVERY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		142,712
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		11,090
TOTAL MARKET VALUE		154,282
SOH/AGL Deduction		56,607
ASSESSED VALUE		97,675
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		41,953
TOTAL JUST VALUE		154,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1323/2380	9/01/2016	WD	Q	I	01	89,900
GRANTOR: DANA JEANNE HOBBS (A						
GRANTEE: MARK D, MARY T & AN						
1226/2482	12/19/2011	WD	U	I	12	52,000
GRANTOR: WELL FARGO BANK NA						
GRANTEE: EMIL M & DANA J HOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N12 W10 S12 E10$ W10 N12 W12 S2 USP= W16 S10 E16 N10$ S10 W5 FST= W12 S9 E12 N9$ S9 BAS= W12 S20 E12 N20$ S16 FOP= S4 E16 N4 W16$ E42 N25 $.

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	90.00	UT	2.00	2.00	100	1993	1993	3	100	180	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 480

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		*RMF	-290.00	130.00	11,674.00	SF		1.00	1.00	1.00	0.95	0.95	11,090							

REVIEW DATE 08/17/2016 BY DF Total Acres: 0.27 Total Land Value: 11,090 Market: 0 Agricultural: 0 Common: 11,090 PRINTED 11/17/2025 BY SYS