COMM SW COR OF NW1/4 OF SW1/4,
RUN N 988.59 FT, E 105 FT FOR
POB, CONT E 90 FT, N 130 FT, W

HENDRY HANNAH NICOLE
1457 NW AVERY GLN
LAKE CITY, FL 32055

2026

31-3S-17-06193-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

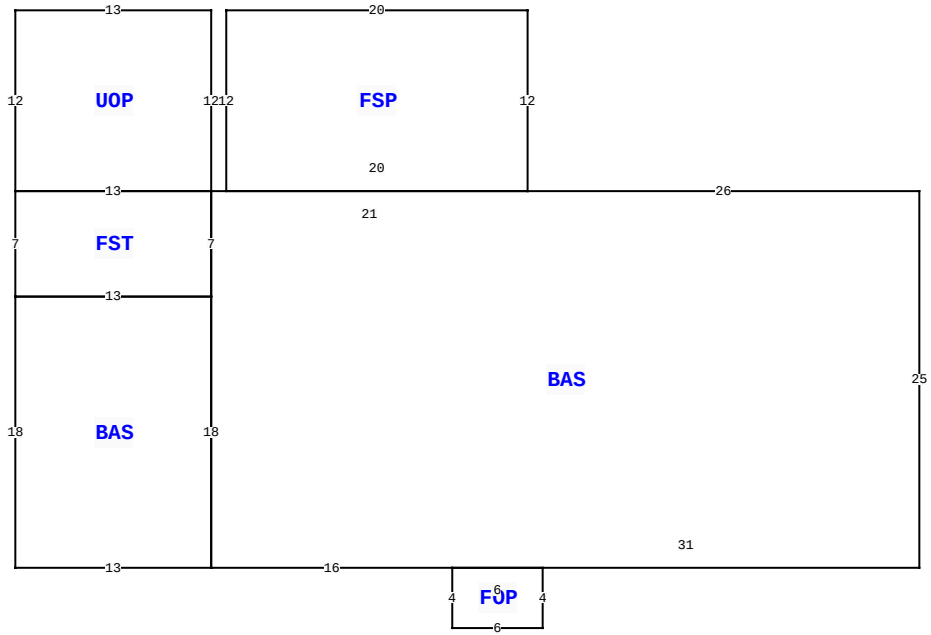
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	234	100		234	19,597
BAS	1,175	100		1,175	98,402
FOP	24	30		7	586
FSP	240	40		96	8,040
FST	91	55		50	4,187
UOP	156	20		31	2,596
TOTALS	1,920			1,593	133,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,593	115.0380	128.84	205,242	1966	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1409 HX Base Yr 2011



1457 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		133,407
TOTAL MARKET OB/XF VALUE		2,336
TOTAL LAND VALUE - MARKET		11,090
TOTAL MARKET VALUE		146,833
SOH/AGL Deduction		57,474
ASSESSED VALUE		89,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,637
TOTAL JUST VALUE		146,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1924	ADDN SFR	54	10/27/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1189/0394	12/14/2009	WD	Q	I	01	104,000
GRANTOR: ROBERT ROYER & ROBERT						
GRANTEE: HANNAH NICOLE HENDR						
1184/2233	11/18/2009	WD	U	I	11	100
GRANTOR: LEON H ELLIS SR (REVO						
GRANTEE: ROBERT E ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N12 W20 S12 E20$ W21 UOP= N12 W13 S12 E13$ FST= W13 S7 E13N7$ S7 BAS= W13 S18 E13 N18$S18 E16 FOP= S4 E6 N4 W6$ E31 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	1.00	UT	0.00	0.00	100	1966	1966	3	100	500	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	36	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,200	
4	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1999	1999	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,336

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