COMM SW COR OF SE1/4 OF SW1/4, R
TO S'LY R/W EBENEEZER RD, W ALON
POB, CONT W 420 FT, S 519.75 FT,

MURRILL DANIEL STEPHAN
1190 SE EBENEZER RD
LAKE CITY, FL 32025

**2025**

**31-4S-18-10516-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

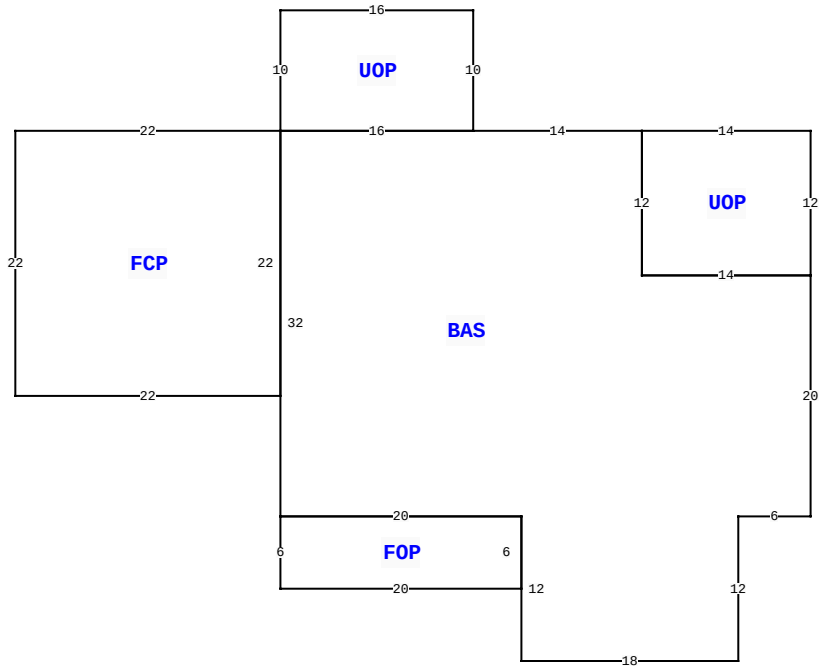
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 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 04 |
| NEIGHBORHOOD/LOC | 1418.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,456 | 100 | | 1,456 | 139,916 |
| FCP | 484 | 25 | | 121 | 11,627 |
| FOP | 120 | 30 | | 36 | 3,459 |
| UOP | 160 | 20 | | 32 | 3,075 |
| UOP | 168 | 20 | | 34 | 3,267 |
| TOTALS | 2,388 | | | 1,679 | 161,345 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,679 | 110.0000 | 123.20 | 206,853 | 2002 | 2002 | 0 | 0 | 0 | 22.00 | 78.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 1456 HX Base Yr 2024




1190 SE EBENEZER RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/28/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 161,345 |
| TOTAL MARKET OB/XF VALUE | | 4,346 |
| TOTAL LAND VALUE - MARKET | | 64,820 |
| TOTAL MARKET VALUE | | 230,511 |
| SOH/AGL Deduction | | 47,845 |
| ASSESSED VALUE | | 182,666 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 131,944 |
| TOTAL JUST VALUE | | 230,511 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 211,254 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19160 | SFR | 275 | 01/29/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1476/976 | 9/27/2022 | WD | Q | I | 05 | 280,000 |
| GRANTOR: LOVETT JERI ANNE | | | | | | |
| GRANTEE: MURRILL DANIEL STEP | | | | | | |
| 1459/2407 | 2/18/2022 | QC | U | V | 11 | 100 |
| GRANTOR: FLOWERS CAROL LYNN | | | | | | |
| GRANTEE: LOVETT JERI ANNE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 UOP= N10 W16 S10 E16$ W16 FCP= W22 S22 E22 N22$ S32FOP= S6 E20 N6 W20$ E20 S12 E18 N12 E6 N20 UOP= N12 W14 S12 E14$ W14 N12$.

## 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 | 0296 | SHED METAL | 0 | 100 | 12 | 24 | 288.00 | UT | 5.00 | 5.00 | 100 | 2002 | 2002 | 3 | 100 | 1,440 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 203.00 | UT | 2.00 | 2.00 | 100 | 2002 | 2002 | 3 | 100 | 406 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 2,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,346

| 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 | | A-1 | 0.00 | 0.00 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 3,500.00 | 3,500.00 | 17,535 | | | | | | | |
| 2 | 9900 | C | AC NON-AG | 0 | | | | | 13.51 | AC | | 1.00 | 1.00 | 1.00 | 3,500.00 | 3,500.00 | 47,285 | | | | | | | |

REVIEW DATE 01/09/2023 BY CP Total Acres: 18.52 Total Land Value: 64,820 Market: 0 Agricultural: 0 Common: 64,820 PRINTED 08/15/2025 BY SYS