COMM SE COR OF LOT 12 BLOCK 1
ODOM HEIGHTS S/D, RUN E 50 FT
TO E LINE MARGARET ST, N 1.76

PIERCE JOHN
202 SW AURORA WAY
LAKE CITY, FL 32025

2025

33-3S-17-06867-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

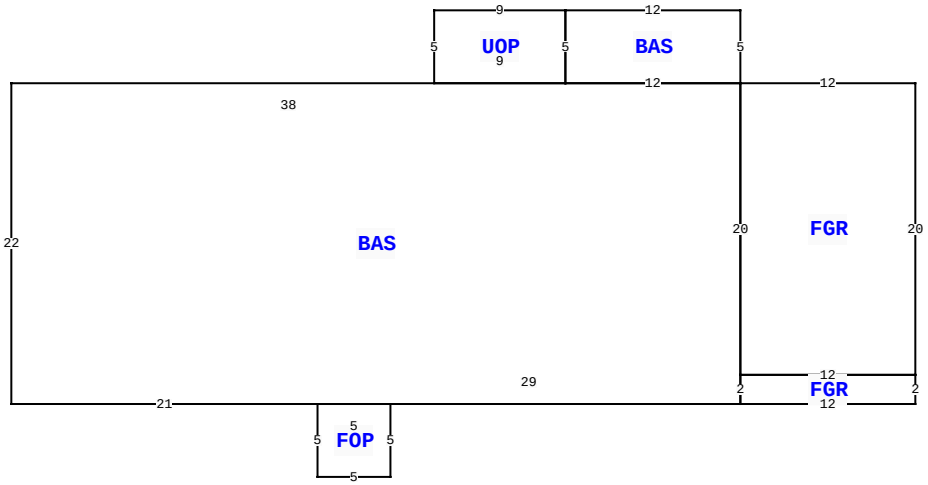
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	4,591
BAS	1,100	100		1,100	84,170
FGR	24	55		13	995
FGR	240	55		132	10,100
FOP	25	30		8	612
UOP	45	20		9	688
TOTALS	1,494			1,322	101,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	109.0000	117.72	155,626	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 1160 HX Base Yr



653 SE MARGARET DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	101,157
TOTAL MARKET OB/XF VALUE	450
TOTAL LAND VALUE - MARKET	9,350
TOTAL MARKET VALUE	110,957
SOH/AGL Deduction	3,774
ASSESSED VALUE	107,183
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,183
TOTAL JUST VALUE	110,957
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0890/0047	5/16/1999	WD	Q	I		36,500

GRANTOR: J WILEY

GRANTEE: J PIERCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N5 W9 S5 E9$ W38 S22 E21 FOP= S5 E5 N5 W5$E29FGR= E12 N2 W12 S2 $ N2 FGR= E12 N20 W12 S20$ N20$ BAS= N5 W12 S5 E12$.

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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 450

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	0			0.00	0.00	1.00	AC		1.00	1.00	0.85	11,000.00	9,350.00	9,350							

REVIEW DATE 12/15/2016 BY DF Total Acres: 1.00 Total Land Value: 9,350 Market: 0 Agricultural: 0 Common: 9,350 PRINTED 04/29/2025 BY SYS