

LOT 12 ALEXANDRA HEIGHTS S/D.
448-34, 546-688, 743-734, PB 146

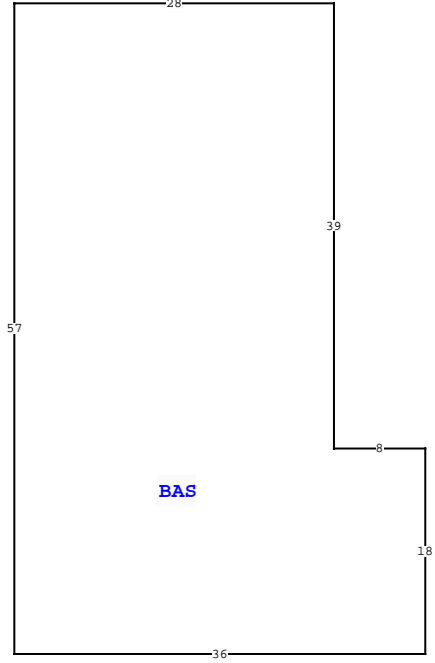
SANDERS JOHN
267 NE GRANGER MILL AVE
LAKE CITY, FL 32055

2025

35-3S-17-07352-000
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 70	
Exterior Wall	04	SINGLE SID 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,740	100	
TOTALS	1,740		1,740 91,000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2022		140,000	1961	1961	0	0	35.00	65.00
					Heated Area: 1740	HX Base Yr					



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		91,000
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		12,376
TOTAL MARKET VALUE		103,476
SOH/AGL Deduction		0
ASSESSED VALUE		103,476
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		103,476
TOTAL JUST VALUE		103,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0743/0734	3/15/1991	WD	Q	I		20,000
GRANTOR: ZINNERMAN CLARENCE						
GRANTEE: SANDERS JOHN & RUBY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 S57 E36 N18 W8 N39 S.	

EXTRA FEATURES															BLD DATE			LGL DATE			
L N	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	XF DATE	LAND DATE	INC DATE	AG DATE
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100					
238 NE HI HAT PL, LAKE CITY																					

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	49,504.00	SF		1.00	1.00	1.00	0.25	0.25	12,376							