LOT 7 & S1/2 OF LOT 6 BLOCK 4
FOREST HILLS UNIT 1 & BEG AT
SW COR OF LOT 8 BLK 4, RUN NE

FISH CHARLES/FISH MANDY M
13063 NE STATE ROAD 121
RAIFORD, FL 32083

2027

00-00-00-07730-001

BUILDING CHARACTERISTICS

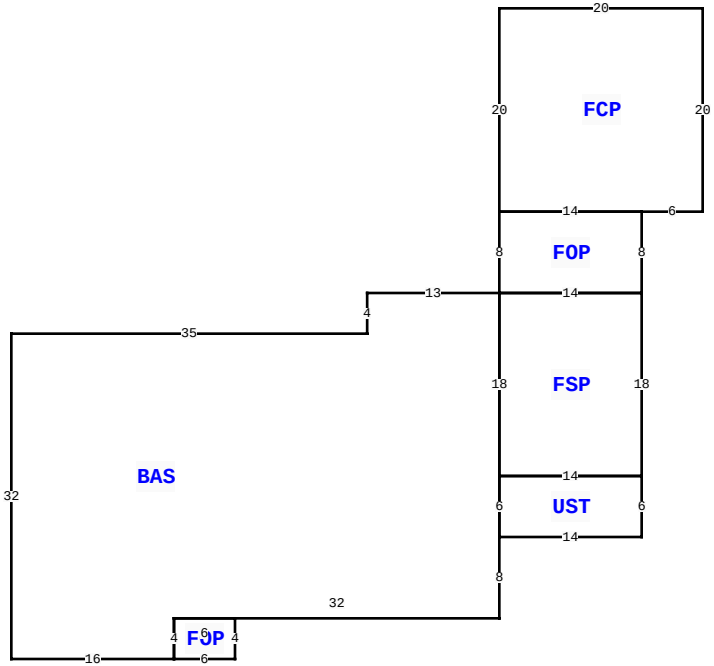
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100		1,460	86,340
FCP	400	25		100	5,914
FOP	24	30		7	414
FOP	112	30		34	2,010
FSP	252	40		101	5,973
UST	84	45		38	2,247
TOTALS	2,332			1,740	102,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,740	82.7120	90.98	158,305	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1460 HX Base Yr



983 SE DIVISION AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	0	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	102,898
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	23,188
TOTAL MARKET VALUE	127,086
SOH/AGL Deduction	0
ASSESSED VALUE	127,086
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,086
TOTAL JUST VALUE	127,086
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
160	MAINT/ALTR	50	04/25/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/0917	4/11/2012	WD	U	I	37	50,000
GRANTOR: GAINES MCFADDEN & ETA						
GRANTEE: CHARLES A & MANDY M						
1224/1078	11/04/2011	WD	U	I	30	100
GRANTOR: JOHN E NORRIS AS TRUS						
GRANTEE: GAINES MCFADDEN & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S4 W35 S32 E16 FOP= E6 N4 W6 S4$ N4 E32 N8 UST= E14 N6W14 S6$ N6 FSP= E14 N18 W14 S18$ N18 FOP= E14 N8 FCP= E6 N20 W20 S20 E14$ W14 S8$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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		*RSF-	220.00	84.00	18,550.00	SF		1.00	1.00	1.00	1.25	1.25	23,188							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.43 Total Land Value: 23,188 Market: 0 Agricultural: 0 Common: 23,188 PRINTED 11/17/2026 BY SYS