

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

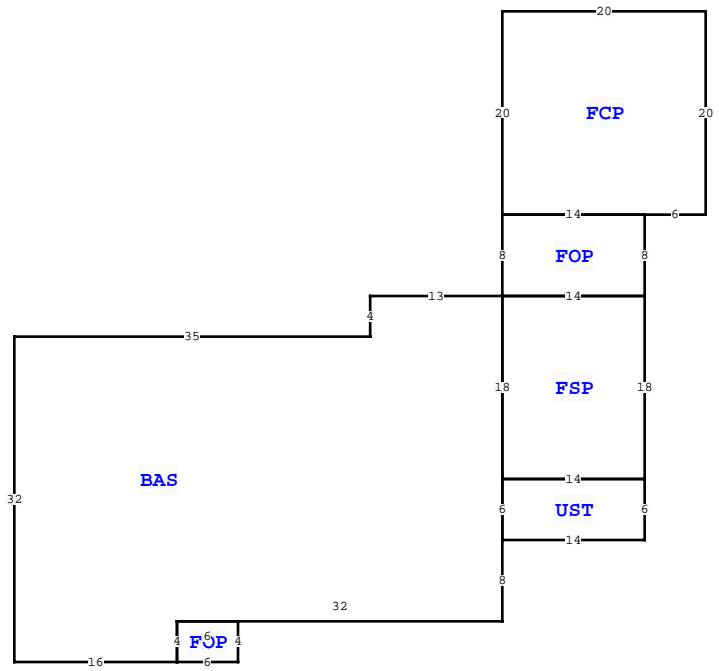
FISH CHARLES/FISH MANDY M  
 13063 NE STATE ROAD 121  
 RAIFORD, FL 32083

**2026**

00-00-00-07730-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET 90	
Interior Floor	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
BAS	1,460	100	
FCP	400	25	
FOP	24	30	
FOP	112	30	
FSP	252	40	
UST	84	45	
TOTALS	2,332		

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	92.64	161,194	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1460 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			104,776
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			23,188
TOTAL MARKET VALUE			128,964
SOH/AGL Deduction			485
ASSESSED VALUE			128,479
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			128,479
TOTAL JUST VALUE			128,964
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			123,398

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	U	I	37	50,000
GRANTOR: GAINES MCFADDEN & ETA						
GRANTEE: CHARLES A & MANDY M						
1224/1078	11/04/2011	WD U	U	I	30	100
GRANTOR: JOHN E NORRIS AS TRUS						
GRANTEE: GAINES MCFADDEN & E						

EXTRA FEATURES																	
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
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	

TOTAL OB/XF														1,000			
983 SE DIVISION AVE, LAKE CITY																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	
05/12/2026 MLU																	

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													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	1.25	1.25	23,188											