NE DIV: LOTS 5 & 6 BLOCK 6 WASHI
405-526, 428-57,

LEE ANDREW/LEE GAYNELL Y
632 NE FAIRVIEW ST
LAKE CITY, FL 32055

2027

00-00-00-10809-000

BUILDING CHARACTERISTICS

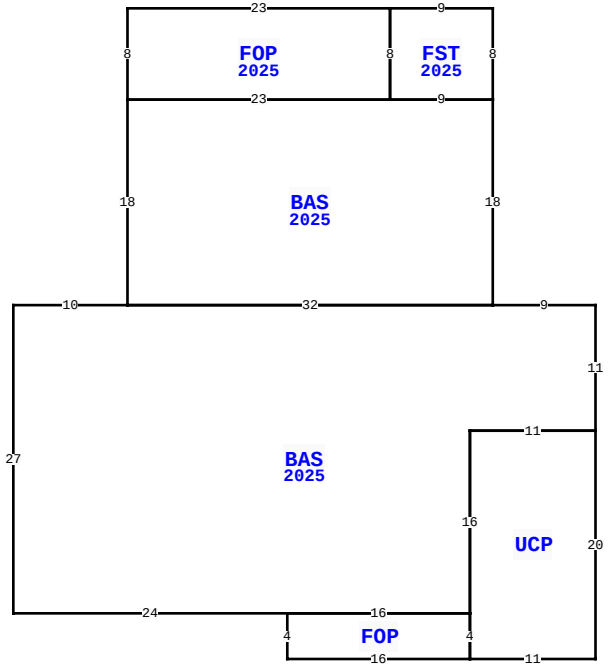
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2025	576	36,001
BAS	1,201	100	2025	1,201	75,065
FOP	64	30		19	1,187
FOP	184	30	2025	55	3,438
FST	72	55	2025	40	2,500
UCP	220	20		44	2,750
TOTALS	2,317			1,935	120,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	103.3050	113.64	219,893	1979	1979	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1777 HX Base Yr



632 NE FAIRVIEW ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		120,941
TOTAL MARKET OB/XF VALUE		6,830
TOTAL LAND VALUE - MARKET		3,938
TOTAL MARKET VALUE		131,709
SOH/AGL Deduction		30,781
ASSESSED VALUE		100,928
TOTAL EXEMPTION VALUE	HX HB VP VX	78,669
BASE TAXABLE VALUE		22,259
TOTAL JUST VALUE		131,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[ORIG=-11,46] S4 E11 N20 W11 S16 $
FOP=[ORIG=-27,46] S4 E16 N4 W16 $
BAS=[YR=2025;ORIG=0,19] W9 W32 W10 S27 E24 E16 N16 E11 N11 $
FST=[YR=2025;ORIG=-9,1] N8 W9 S8 E9 $
FOP=[YR=2025;ORIG=-18,-7] W23 S8 E23 N8 $
BAS=[YR=2025;ORIG=-9,1] W9 W23 S18 E32 N18 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,250	
2	0060	CARPORT F	0	100	20	30	600.00	UT	5.00	5.00	100	1993	1993	3	100	3,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960	
5	0296	SHED METAL	0	100	8	8	64.00	UT	5.00	5.00	100	1993	1993	3	100	320	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,000	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 6,830

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			0.00	0.00	15,750.00	SF		1.00	1.00	1.00	0.25	0.25	3,938							

REVIEW DATE 10/21/2015 BY DF Total Acres: 0.36 Total Land Value: 3,938 Market: 0 Agricultural: 0 Common: 3,938 PRINTED 11/18/2026 BY SYS