NE DIV: LOT 1 BLOCK 13.

765-515, 817-298, 843-465, 898-9

NORTH CENTRAL FLORIDA YOUNG MOTIVATORS, INCORPORAT
464 SW AMIEL CT
FORT WHITE, FL 32038

**2027**

**00-00-00-10879-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 01 | 01 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 07

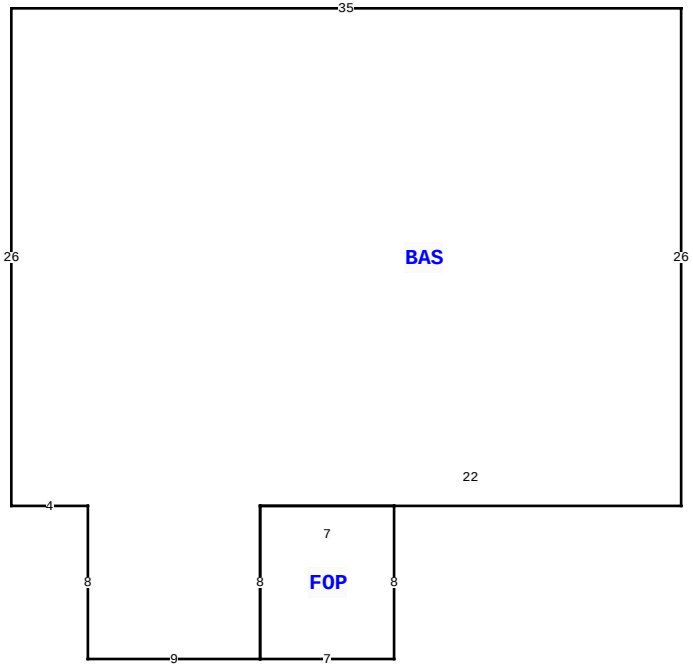
NEIGHBORHOOD/LOC 810317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 982 | 100 | | 982 | 25,560 |
| FOP | 56 | 30 | | 17 | 442 |
| TOTALS | 1,038 | | | 999 | 26,002 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 999 | 59.1552 | 65.07 | 65,005 | 1940 | 1940 | 10 | 0 | 15 | 35.00 | 40.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 982 HX Base Yr




642 NE CONGRESS AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 26,002 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 2,601 |
| TOTAL MARKET VALUE | | 28,603 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 28,603 |
| TOTAL EXEMPTION VALUE | 10 | 28,603 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 28,603 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 29,075 |

SALE:2:1: ELLIS' BUY, FIX & RESALE PROPERTY

LAND:1:1: {

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047371 | Electrical Servic | 0 | 06/02/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1529/290 | 11/01/2024 | WD | U | I | 11 | 0 |
| GRANTOR: COMMUNITY URBAN PROJE | | | | | | |
| GRANTEE: NORTH CENTRAL FLORI | | | | | | |
| 1346/0441 | 9/21/2017 | FJ | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: ANDREIA NICHOLS FLE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W35 S26 E4 S8 E9 FOP= E7 N8W7 S8$ N8 E22 N26 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | -351.00 | 102.00 | 5,202.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 2,601 | | | | | | | |

REVIEW DATE 06/06/2023 BY TW Total Acres: 0.12 Total Land Value: 2,601 Market: 0 Agricultural: 0 Common: 2,601 PRINTED 11/18/2026 BY SYS