LOT 10 FRANK C CUMMINGS S/D UNIT
847-568, QC 984-946, WD 1108-170

LAKE CITY PROPERTIES VI, LLC
66 W FLAGLER ST, 12TH FLOOR
MIAMI, FL 33130

2027

00-00-00-11209-110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
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	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

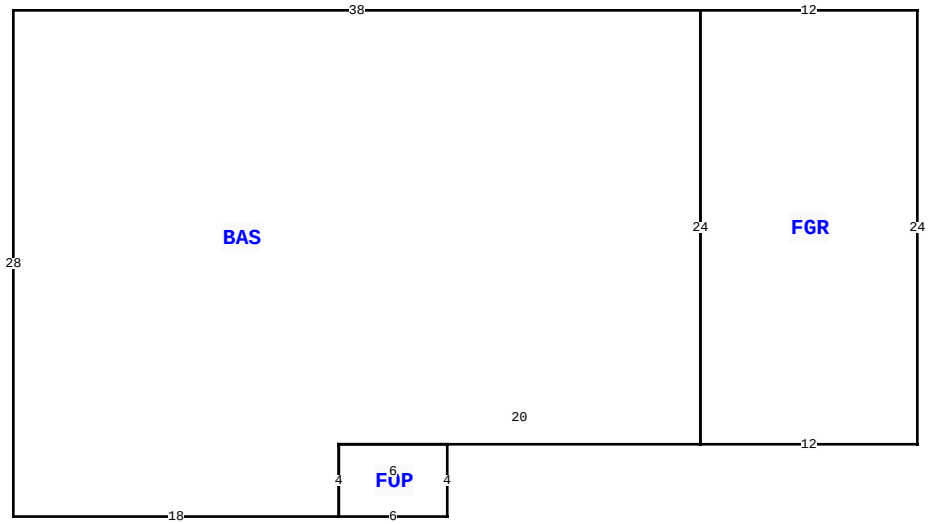
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100		984	56,020
FGR	288	55		158	8,995
FOP	24	30		7	398
TOTALS	1,296			1,149	65,413

239 NE FRONIE ST, LAKE CITY

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,149	92.0066	101.21	116,290	1998	1998	10	0	0	33.75	56.25

1 SINGLE FAM 0% - 2025 Heated Area: 984 HX Base Yr



BLD DATE	07/20/1998	CM	LGL DATE		
XF DATE	07/20/1998	CM	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	65,413
TOTAL MARKET OB/XF VALUE	1,246
TOTAL LAND VALUE - MARKET	3,016
TOTAL MARKET VALUE	69,675
SOH/AGL Deduction	0
ASSESSED VALUE	69,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,675
TOTAL JUST VALUE	69,675
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2099	ADDN SFR	79	04/07/2011
1122	SFR	179	12/02/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1764	11/12/2024	WD	Q	I	01	76,000
GRANTOR: HARRINGTON JONNIE M						
GRANTEE: LAKE CITY PROPERTIE						
1387/2733	7/03/2019	LE	U	I	14	100
GRANTOR: JOE L KANNADY						
GRANTEE: JOE L KANNADY (LIFE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S28 E18 FOP= E6 N4 W6 S4$ N4 E20 FGR= E12 N24 W12 S24$ N24$.

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	0	0	0	497.00	UT	1.50	1.50	100	1998	1998	3	100	746	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,246

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		00	0.00	0.00	6,032.00	SF		1.00	1.00	1.00	0.50	0.50	3,016							

REVIEW DATE 12/30/2024 BY TP Total Acres: 0.14 Total Land Value: 3,016 Market: 0 Agricultural: 0 Common: 3,016 PRINTED 11/17/2026 BY SYS