NE DIV: E1/2 OF LOT 18 CATHEYS S

LE 615-779, DC 1281-2093, QC 154

ELIFER INVESTMENTS LLC
11927 WATER RUN ALLEY
WINDMERE, FL 34786

**2027**

**00-00-00-11229-000**

## BUILDING CHARACTERISTICS

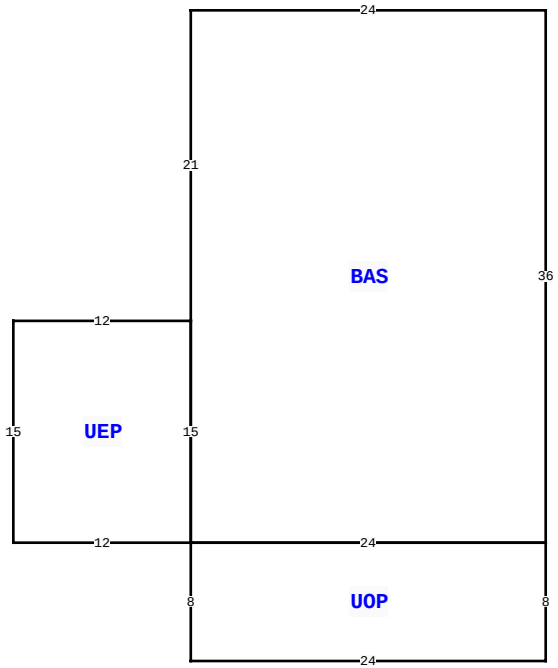
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 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 | 864 | 100 | | 864 | 13,699 |
| UEP | 180 | 60 | | 108 | 1,712 |
| UOP | 192 | 20 | | 38 | 602 |
| TOTALS | 1,236 | | | 1,010 | 16,014 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,010 | 41.1840 | 45.30 | 45,753 | 1930 | 1930 | 10 | 0 | 20 | 35.00 | 35.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 864 HX Base Yr




129 NE COACH ANDERS LN, 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 | 16,014 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 9,240 |
| TOTAL MARKET VALUE | 25,254 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 25,254 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 25,254 |
| TOTAL JUST VALUE | 25,254 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 25,547 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1580/2011 | 10/09/2026 | WD | Q | I | 01 | 60,000 |
| GRANTOR: PARKS TONIA | | | | | | |
| GRANTEE: ELIFER INVESTMENTS | | | | | | |
| 1549/2400 | 7/16/2025 | QC | U | I | 11 | 100 |
| GRANTOR: HUNT GWENDOLYN P | | | | | | |
| GRANTEE: PARKS TONIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 S21 UEP= W12 S15 E12 N15$ S15 UOP= S8 E24 N8 W24$ E24 N36$.

## 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 | | *CG | 110.00 | 210.00 | 23,100.00 | SF | | 1.00 | 1.00 | 0.80 | 0.50 | 0.40 | 9,240 | | | | | | | |

REVIEW DATE 10/15/2015 BY DF Total Acres: 0.53 Total Land Value: 9,240 Market: 0 Agricultural: 0 Common: 9,240 PRINTED 11/17/2026 BY SYS