NW DIV: E 51.85 FT OF BLOCK
18 EXCEPT THE N 84.39 FT.
AKA PARCEL 8, TAX DEED 1276-

PARK PLACE INVESTMENTS LLC
P O BOX 15505
FERNANDINA BEACH, FL 32035

2027

00-00-00-11257-001

BUILDING CHARACTERISTICS

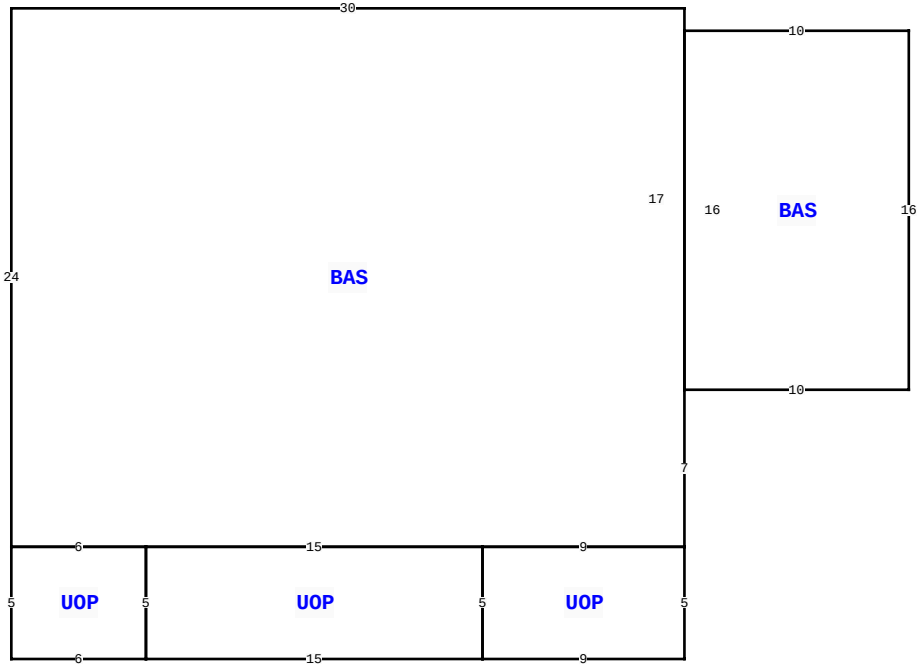
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	4,349
BAS	720	100		720	19,570
UOP	30	20		6	163
UOP	45	20		9	245
UOP	75	20		15	408
TOTALS	1,030			910	24,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	910	44.9280	49.42	44,972	1920	1920	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 880 HX Base Yr



620 NW FLORIDA 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	24,735
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	2,466
TOTAL MARKET VALUE	27,501
SOH/AGL Deduction	0
ASSESSED VALUE	27,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,501
TOTAL JUST VALUE	27,501
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045749	Roof Replacement	11,000	10/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/2512	11/19/2018	TD	U	I	18	5,700
GRANTOR: CLERK OF COURT						
GRANTEE: PARK PLACE INVESTME						
1290/2161	3/08/2015	QC	U	I	11	100
GRANTOR: TC TAMPA 1 LLC						
GRANTEE: DUSTIN SUTTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S24 UOP= S5 E6 N5 W6$ E6 UOP= S5 E15 N5 W15$ E15
UOP= S5 E9 N5 W9$ E9 N7 BAS= E10 N16 W10 S16$ N17$.

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 300

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			0.00	0.00	4,931.00	SF		1.00	1.00	1.00	0.50	0.50	2,466							

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.11 Total Land Value: 2,466 Market: 0 Agricultural: 0 Common: 2,466 PRINTED 11/17/2026 BY SYS