NW DIV BEG AT SE COR OF LOT 32 & RUN W 75 FT, N 100 FT, E 75 FT, S 100 FT TO POB.

LATHAM SAMUEL
448 SW TUNSIL ST
LAKE CITY, FL 32025

2027

00-00-00-11294-002

BUILDING CHARACTERISTICS

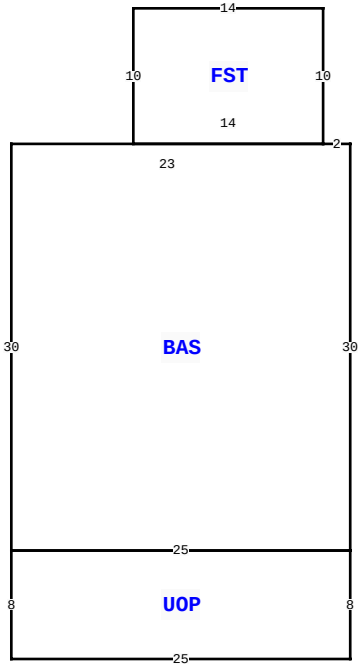
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	750	100		750	30,195
FST	140	55		77	3,100
UOP	200	20		40	1,610
TOTALS	1,090			867	34,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	867	66.5496	73.20	63,464	1930	1930	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 750 HX Base Yr



493 NW WILSON ST, 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	34,905
TOTAL MARKET OB/XF VALUE	1,540
TOTAL LAND VALUE - MARKET	3,788
TOTAL MARKET VALUE	40,233
SOH/AGL Deduction	0
ASSESSED VALUE	40,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,233
TOTAL JUST VALUE	40,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1122/0830	6/14/2007	WD	U	I	08	7,000
GRANTOR: OLIVER J LAKE						
GRANTEE: SAMUEL LATHAM						
0792/1746	6/24/1994	CT	U	I	11	0
GRANTOR: IDA JEAN SHAW						
GRANTEE: OLIVER J LAKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FST= N10 W14 S10 E14$ W23 S30 UOP= S8 E25 N8 W25$E25 N30$.

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	0120	CLFENCE 4	0	0	0	0	320.00	UT	4.50	4.50	100	2004	2004	3	100	1,440	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,540

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	75.00	0.00	7,575.00	SF		1.00	1.00	1.00	0.50	0.50	3,788							

REVIEW DATE 11/04/2015 BY DF Total Acres: 0.17 Total Land Value: 3,788 Market: 0 Agricultural: 0 Common: 3,788 PRINTED 11/17/2026 BY SYS