

NW DIV: BEG NE COR OF BLOCK A, W
FOR POB, S 60 FT, W 110 FT, N 60
POB. BLOCK A.

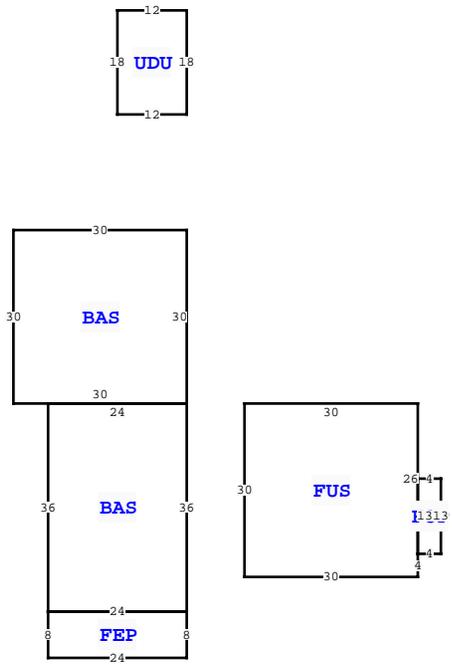
SCOTT ROSA O
862 N MARION AVE
LAKE CITY, FL 32055

2026

00-00-00-11465-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	15	CONC BLOCK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.5	1.5 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
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
BAS	864	100	
BAS	900	100	
FEP	192	80	
FOP	52	30	
FUS	900	100	
UDU	216	55	
TOTALS	3,124		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,953	103.2412	117.70	347,568	1945	1984	10	0	0	35.00	55.00
1 SINGLE FAM			0% - 0	Heated Area: 2664			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			191,162
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			3,300
TOTAL MARKET VALUE			195,962
SOH/AGL Deduction			0
ASSESSED VALUE			195,962
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			195,962
TOTAL JUST VALUE			195,962
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1255	11/30/2021	QC	U	I	11	100
GRANTOR: SCOTT CARNITRO F						
GRANTEE: SHEPPARD JESSE M						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W24 S36 FEP= S8 E24 N8 W24\$ E24 N36\$ BAS= N30 W30 S30 E30\$ PTR=E40 FUS= W30S30 E30 N4 FOP= E4 N13 W4 S13\$ N26\$W40\$ PTR= N50 UDU= N18 W12 S18 E12\$ S50\$.	

EXTRA FEATURES																	
L N	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	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-	360.00	110.00	6,600.00	SF		1.00	1.00	1.00	0.50	0.50	3,300								