NW DIV: BEG INTERS E R/W LINE VI R/W FRONIE ST, RUN N 125 FT, E 5 FT, W 57 FT TO POB. (BEING PART

WILLIAMS LAWANDA
997 NW OAKLAND AVE
LAKE CITY, FL 32055

**2027**

**00-00-00-11580-000**

## BUILDING CHARACTERISTICS

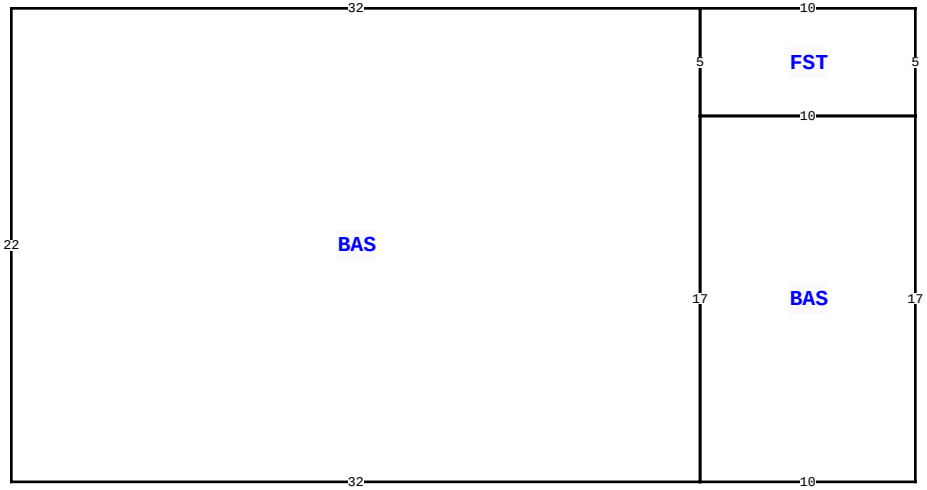
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 170 | 100 | | 170 | 12,836 |
| BAS | 704 | 100 | | 704 | 53,155 |
| FST | 50 | 55 | | 28 | 2,114 |
| TOTALS | 924 | | | 902 | 68,105 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 902 | 124.8000 | 137.28 | 123,827 | 1960 | 1960 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 100% - 2011 Heated Area: 874 HX Base Yr 2011




997 NW OAKLAND AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 68,105 |
| TOTAL MARKET OB/XF VALUE | | 400 |
| TOTAL LAND VALUE - MARKET | | 3,705 |
| TOTAL MARKET VALUE | | 72,210 |
| SOH/AGL Deduction | | 22,661 |
| ASSESSED VALUE | | 49,549 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 24,549 |
| TOTAL JUST VALUE | | 72,210 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 73,450 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1195/1437 | 6/02/2010 | AG | U | I | 40 | 75,000 |
| GRANTOR: BRICHE PROPERTIES LLC | | | | | | |
| GRANTEE: LAWANDA WILLIAMS | | | | | | |
| 1167/2296 | 2/19/2009 | WD | U | I | 11 | 100 |
| GRANTOR: BOYETTE | | | | | | |
| GRANTEE: BRICHE PROPERTIES L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 S22 E32 BAS= E10 N17 W10 S17$ N17 FST= E10 N5 W10 S5$ N5$.

## 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 400

| 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 | 100 | | *RSF-3 | 130.00 | 57.00 | 7,410.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 3,705 | | | | | | | |

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.17 Total Land Value: 3,705 Market: 0 Agricultural: 0 Common: 3,705 PRINTED 11/16/2026 BY SYS