NW DIV: LOT 9 BLOCK 3 ALLINE THO
982-1354,1357, WD 1067-1879, 18

CHRISTAIN SHABLANKA
938 NW FOWLER AVE
LAKE CITY, FL 32055

2027

00-00-00-11674-009

BUILDING CHARACTERISTICS

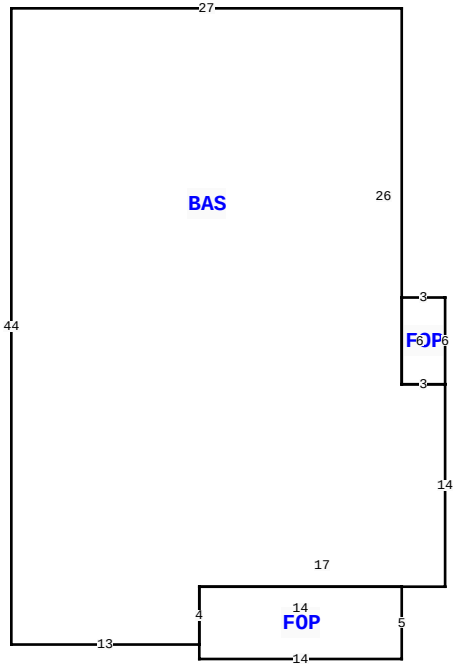
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,174	100		1,174	112,678
FOP	18	30		5	480
FOP	70	30		21	2,016
TOTALS	1,262			1,200	115,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,200	117.9120	129.70	155,640	2009	2009	10	0	0	16.00	74.00

1 SINGLE FAM 100% - 2023 Heated Area: 1174 HX Base Yr 2023



938 NW FOWLER 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		115,174
TOTAL MARKET OB/XF VALUE		2,138
TOTAL LAND VALUE - MARKET		4,100
TOTAL MARKET VALUE		121,412
SOH/AGL Deduction		0
ASSESSED VALUE		121,412
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,001
TOTAL JUST VALUE		121,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1036	SFR	0	10/13/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1347	6/17/2022	WD	U	I	17	90,000
GRANTOR: HABITAT FOR HUMANITY						
GRANTEE: CHRISTAIN SHABLANKA						
1304/2047	11/09/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: HABITAT FOR HUMANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S44 E13 FOP= S1 E14 N5 W14 S4$ N4 E17 N14 FOP= N6 W3 S6 E3$ W3 N26$.

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	0294	SHED WOOD/	0	100	8	12	96.00	UT	10.00	10.00	100	2009	2009	3	100	960	
2	0166	CONC,PAVMT	0	100	0	0	351.00	UT	2.50	2.50	100	2009	2009	3	100	878	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,138

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	4,100.00	4,100.00	4,100							

REVIEW DATE 11/12/2015 BY DF Total Acres: 0.19 Total Land Value: 4,100 Market: 0 Agricultural: 0 Common: 4,100 PRINTED 11/17/2026 BY SYS