NW DIV: LOT 1 BLOCK E UNIT 2 NOR
405-636, 628-583, 705-863, 716-3

PREMIER HOME MANAGEMENT GROUP LLC
400 FLAMINGO DR
VENICE, FL 34285

2027

00-00-00-11702-051

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

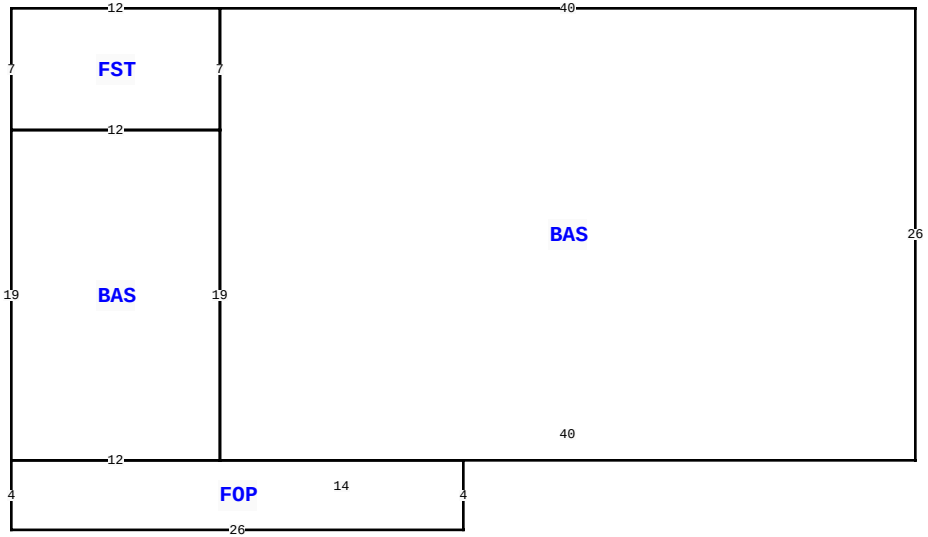
NEIGHBORHOOD/LOC 820317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	15,008
BAS	1,040	100		1,040	68,457
FOP	104	30		31	2,041
FST	84	55		46	3,028
TOTALS	1,456			1,345	88,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,345	108.8000	119.68	160,970	1978	1978	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2016 Heated Area: 1268 HX Base Yr 2016



862 NW WILSON ST, LAKE CITY

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

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	1993	1993	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	88,534
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	7,965
TOTAL MARKET VALUE	99,999
SOH/AGL Deduction	25,302
ASSESSED VALUE	74,697
TOTAL EXEMPTION VALUE	HX HB 98 74,697
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	99,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
227	MAINT/ALTR	50	06/10/2013
227	MAINT/ALTR	50	05/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/641	7/21/2026	WD	Q	I	01	58,000
GRANTOR: LOVETT JOSIE B						
GRANTEE: PREMIER HOME MANAGE						
1370/1095	10/12/2018	QC	U	I	11	100
GRANTOR: JOSIE BELL LOVETT						
GRANTEE: JOSIE B LOVETT & HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= W12 S7 E12 N7$S7 BAS= W12 S19 E12 N19$ S19 FOP= W12 S4 E26 N4W14$ E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	21,240.00	SF		1.00	1.00	0.75	0.50	0.38	7,965							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.49 Total Land Value: 7,965 Market: 0 Agricultural: 0 Common: 7,965 PRINTED 11/17/2026 BY SYS