

N DIV: N 50 FT OF LOT 18 BLK E F
 COMM INTERS E LINE SE1/4 OF SE1/
 17E & N R/W LINE GSF RR, RUN NW

CHOICE CLYMERTEAN C
 P O BOX 67
 LAKE CITY, FL 32056

2026

00-00-00-11717-000

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19		COMMON BRK	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	12		MODULAR MT	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	14		CARPET	100	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	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	830317.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100		2,304	161,340
FGR	576	55		317	22,198
POP	114	30		34	2,381
UDG	280	55		154	10,784
TOTALS	3,274			2,809	196,703

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 0		357,642	1983	1983	10	0	35.00	55.00	Heated Area: 2304 HX Base Yr	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			196,703
TOTAL MARKET OB/XF VALUE			3,600
TOTAL LAND VALUE - MARKET			16,766
TOTAL MARKET VALUE			217,069
SOH/AGL Deduction			69,661
ASSESSED VALUE			147,408
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			90,997
TOTAL JUST VALUE			217,069
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1748	4/05/2024	LE	U	I	14	100
GRANTOR: CHOICE CLYMERTEAN C						
GRANTEE: CHOICE CLYMERTEAN C						
1512/1740	4/05/2024	QC	U	I	11	100
GRANTOR: CHOICE CLYMERTEAN CUR						
GRANTEE: CHOICE CLYMERTEAN C						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W29 FGR= N16 W24 S24 E24 N8\$ S8 W24 S33 E30 POP= S19 E6 N19 W6\$ E6 S19 E17 N60\$ PTR= N30 UDG= N20 W14 S20 E14\$ S30\$.	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	1,400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	1,000	

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	100		*RSF-3	0.00	0.00	40,635.00	SF		1.00	1.00	0.45	0.50	0.23	9,143							
2	0000	C	VAC RES	100		*RSF-3	0.00	0.00	9,453.00	SF		1.00	1.00	1.00	0.50	0.50	4,726							
3	0000	C	VAC RES	100		*RSF-3	0.00	0.00	5,793.48	SF		1.00	1.00	1.00	0.50	0.50	2,897							