N DIV:COMM NE COR OF BLOCK 6
WASHINGTON PARK S/D, RUN S 295
FT FOR POB, CONT S 146.92 FT

GASKINS TROY/GASKINS SARAH
693 NE ANNIE MATTOX ST
LAKE CITY, FL 32055

**2027**

**00-00-00-11727-003**

## BUILDING CHARACTERISTICS

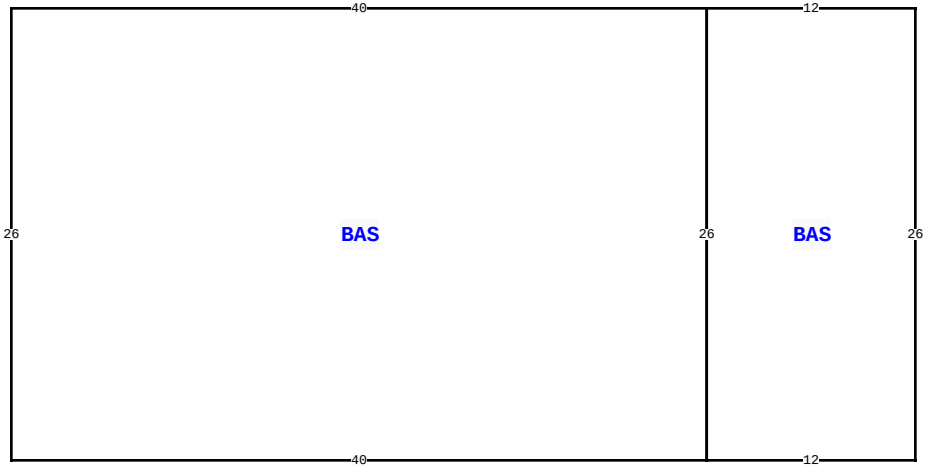
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR 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 | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |
| 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 | 312 | 100 | | 312 | 16,623 |
| BAS | 1,040 | 100 | | 1,040 | 55,410 |
| TOTALS | 1,352 | | | 1,352 | 72,032 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,352 | 88.0650 | 96.87 | 130,968 | 1978 | 1978 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 100% - 2012 Heated Area: 1352 HX Base Yr 2012




693 NE ANNIE MATTOX ST, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 72,032 |
| TOTAL MARKET OB/XF VALUE | | 3,700 |
| TOTAL LAND VALUE - MARKET | | 7,683 |
| TOTAL MARKET VALUE | | 83,415 |
| SOH/AGL Deduction | | 20,006 |
| ASSESSED VALUE | | 63,409 |
| TOTAL EXEMPTION VALUE | HX HB | 38,409 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 83,415 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 84,724 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1219/1227 | 8/09/2011 | WD | U | I | 30 | 45,000 |
| GRANTOR: MARC DAREN COACHMAN | | | | | | |
| GRANTEE: TROY & SARAH GASKIN | | | | | | |
| 1217/0313 | 6/28/2011 | PB | U | I | 11 | 0 |
| GRANTOR: LINDA S MOSS ESTATE | | | | | | |
| GRANTEE: MARC DAREN COACHMAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S26 E40 BAS= E12 N26 W12 S26$ 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 18 | 20 | 360.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 1,800 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 10 | 18 | 180.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 900 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 5 | 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 3,700

| 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-1 | 138.00 | 131.00 | 18,078.00 | SF | | 1.00 | 1.00 | 0.85 | 0.50 | 0.43 | 7,683 | | | | | | | |

REVIEW DATE 10/27/2015 BY DF Total Acres: 0.42 Total Land Value: 7,683 Market: 0 Agricultural: 0 Common: 7,683 PRINTED 11/17/2026 BY SYS