N DIV: COMM SW COR BLOCK E NE DI
S 35.0 FT FOR POB, CONT S 120 FT
S & F RR R/W, E 52.5 FT, N TO S

PORTEE RUBY THERESA
428 NE FAIRVIEW ST.
LAKE CITY, FL 32055

2027

00-00-00-11746-000

BUILDING CHARACTERISTICS

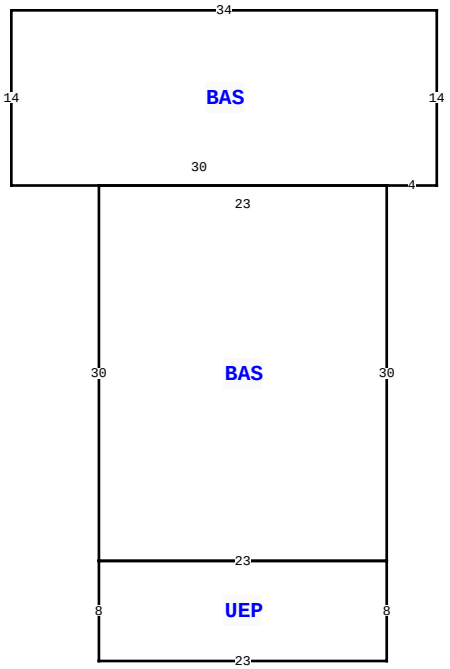
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	476	100		476	21,253
BAS	690	100		690	30,808
UEP	184	60		110	4,912
TOTALS	1,350			1,276	56,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,276	73.8000	81.18	103,586	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1166 HX Base Yr



428 NE FAIRVIEW 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		56,972
TOTAL MARKET OB/XF VALUE		1,770
TOTAL LAND VALUE - MARKET		2,860
TOTAL MARKET VALUE		61,602
SOH/AGL Deduction		46,067
ASSESSED VALUE		15,535
TOTAL EXEMPTION VALUE	HX HB SX	15,535
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		61,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0751/1218	10/08/1991	WD	Q	I		8,100

GRANTOR: FIDGE-WILLIAMS

GRANTEE: RUBY PORTEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S30 UEP= S8E23 N8 W23$ E23 N30$ BAS= E4 N14 W34 S14 E30$.

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	14	14	196.00	UT	7.50	7.50	100	1993	1993	3	100	1,470	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,770

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	-352.00	110.00	5,720.00	SF		1.00	1.00	1.00	0.50	0.50	2,860							

REVIEW DATE 10/15/2015 BY DF Total Acres: 0.13 Total Land Value: 2,860 Market: 0 Agricultural: 0 Common: 2,860 PRINTED 11/17/2026 BY SYS