N DIV: BEG SE COR, RUN N 44 FT, S 44 FT, E 105 FT TO POB. BLOCK

COBY SOPHIA L REVOCABLE TRUST UNDER AGREEMENT DATE
428 NW COLUMBIA AVE
LAKE CITY, FL 32055

2027

00-00-00-11975-000

BUILDING CHARACTERISTICS

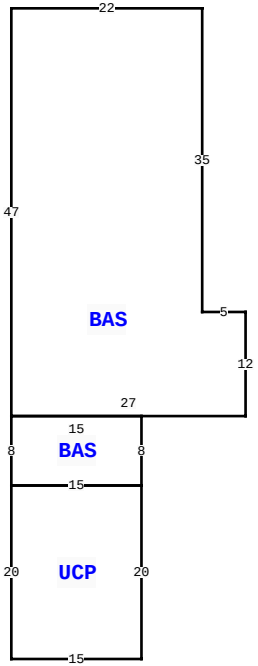
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	120	100		120	5,952
BAS	1,094	100		1,094	54,261
UCP	300	20		60	2,976
TOTALS	1,514			1,274	63,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,274	81.9774	90.18	114,889	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2020 Heated Area: 1214 HX Base Yr 2020



428 NW COLUMBIA AVE, 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	63,189
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	4,851
TOTAL MARKET VALUE	69,240
SOH/AGL Deduction	17,609
ASSESSED VALUE	51,631
TOTAL EXEMPTION VALUE	HX HB 26,631
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	69,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046349	Remodel	9,500	01/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/2695	3/31/2026	WD	U	I	11	100
GRANTOR: PARKER SOPHIA L						
GRANTEE: COBY SOPHIA L REVOC						
0877/1268	2/17/1999	WD	Q	I	01	22,671
GRANTOR: WESTERN UNT LIFE ASSU						
GRANTEE: S PARKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S47 BAS= S8 UCP= S20 E15 N20 W15$ E15 N8 W15$ E27 N12 W5 N35$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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		*C-CBD	44.00	105.00	4,620.00	SF		1.00	1.00	1.40	0.75	1.05	4,851							

REVIEW DATE 02/09/2023 BY TW Total Acres: 0.11 Total Land Value: 4,851 Market: 0 Agricultural: 0 Common: 4,851 PRINTED 11/17/2026 BY SYS