W DIV: BEG SW COR OF NW1/4, RUN E 60 FT, N 97 FT, W 60 FT, S 97 FT TO POB. (BLOCK A)

PARK PLACE INVESTMENTS LLC
P O BOX 15505
FERNANDINA BEACH, FL 32035

2027

00-00-00-12271-000

BUILDING CHARACTERISTICS

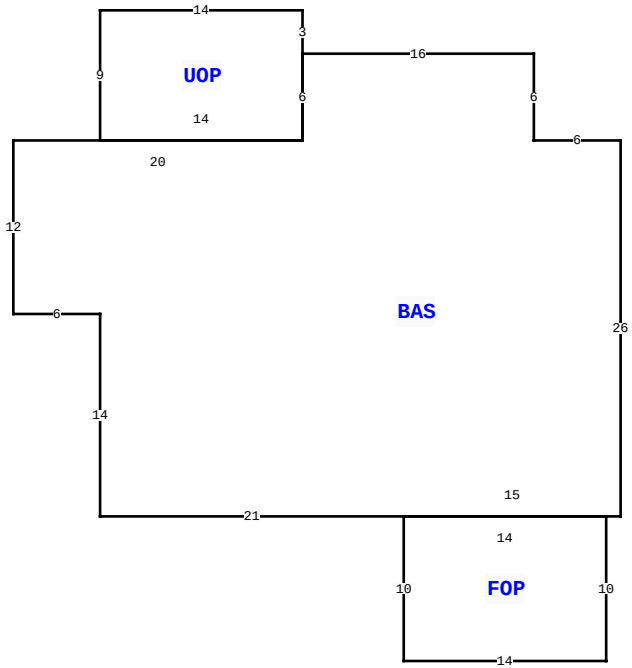
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	54,495
FOP	140	30		42	2,073
UOP	126	20		25	1,234
TOTALS	1,370			1,171	57,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,171	69.0336	75.94	88,926	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1104 HX Base Yr



447 NW HAMILTON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	57,802
TOTAL MARKET OB/XF VALUE	2,250
TOTAL LAND VALUE - MARKET	10,950
TOTAL MARKET VALUE	71,002
SOH/AGL Deduction	18,678
ASSESSED VALUE	52,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,324
TOTAL JUST VALUE	71,002
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0804	REROOF	12,000	10/07/2025
69	MAINT/ALTR	0	02/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/1140	12/26/2018	WD	U	I	11	100
GRANTOR: DANIEL DAVID STURGES						
GRANTEE: PARK PLACE INVESTME						
1347/0465	11/02/2017	WD	Q	I	01	24,900
GRANTOR: DAVID A TAYLOR PA						
GRANTEE: DANIEL DAVID STURGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N6 W16 UOP= N3 W14 S9 E14 N6$ S6 W20 S12 E6 S14 E21
FOP= S10 E14 N10 W14$ E15N26$.

LAND DESCRIPTION

TOTAL OB/XF 2,250

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	0		*RSF	-360.00	97.00	7,300.00	SF		1.00	1.00	1.00	1.50	1.50	10,950							

REVIEW DATE 11/12/2019 BY HC Total Acres: 0.17 Total Land Value: 10,950 Market: 0 Agricultural: 0 Common: 10,950 PRINTED 11/17/2026 BY SYS