W DIV: BEG 150 FT W OF SE COR OF FT, N 105 FT, E 60 FT, S 105 FT

CAO NGUYEN/CAO PAUL
427 NW ORANGE ST
LAKE CITY, FL 32055

2027

00-00-00-12316-000

BUILDING CHARACTERISTICS

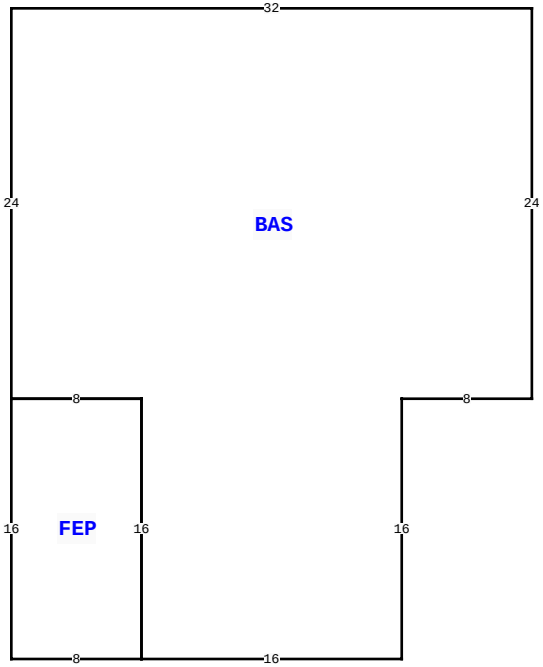
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,024	100		1,024	80,711
FEP	128	80		102	8,040
TOTALS	1,152			1,126	88,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,126	110.2400	121.26	136,539	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1024 HX Base Yr 2022



427 NW ORANGE ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		88,750
TOTAL MARKET OB/XF VALUE		2,788
TOTAL LAND VALUE - MARKET		9,750
TOTAL MARKET VALUE		101,288
SOH/AGL Deduction		13,604
ASSESSED VALUE		87,684
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,273
TOTAL JUST VALUE		101,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1758	9/06/2021	WD	Q	I	01	81,000
GRANTOR: BEAVER STEVEN CRAIG						
GRANTEE: CAO NGUYEN						
1348/0347	11/13/2017	WD	Q	I	01	53,600
GRANTOR: LISA M SHEPPARD						
GRANTEE: STEVEN CRAIG BEAVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S24 FEP= S16 E8 N16W8$ E8 S16 E16 N16 E8 N24$.

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	10	12	120.00	UT	12.00	12.00	50	0	0	3	50	720	
2	0166	CONC,PAVMT	0	100	12	76	912.00	UT	1.50	1.50	100	2003	2003	3	100	1,368	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,788

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-3	0.00	0.00	6,500.00	SF		1.00	1.00	1.00	1.50	1.50	9,750							

REVIEW DATE 11/18/2021 BY CP Total Acres: 0.15 Total Land Value: 9,750 Market: 0 Agricultural: 0 Common: 9,750 PRINTED 11/16/2026 BY SYS