W DIV: LOTS 22, 23 & 24 BLK 3 M
S/D & PORTION OF CLOSED ALLEY DE
1364-1251 & 10 FT STRIP LYING S

PETERSON LLOYD E JR/PETERSON SANDRA H
203 SE PEBBLE CREEK TER
LAKE CITY, FL 32025

**2027**

**00-00-00-12526-000**

## BUILDING CHARACTERISTICS

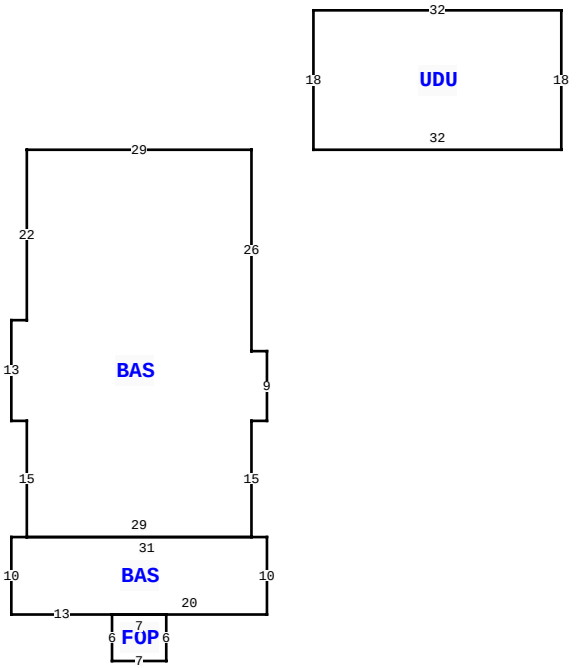
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 7 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1700 | OFFICE BLD 1STY |
| 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 | 330 | 100 | | 330 | 10,697 |
| BAS | 1,494 | 100 | | 1,494 | 48,428 |
| FOP | 42 | 30 | | 13 | 422 |
| UDU | 576 | 40 | | 230 | 7,456 |
| TOTALS | 2,442 | | | 2,067 | 67,002 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 2,067 | 87.6120 | 64.83 | 134,004 | 1935 | 1985 | 0 | 0 | 0 | 50.00 | 50.00 |

1 OFFICE LOW 0% - 0 Heated Area: 1824 HX Base Yr




905 SW BAYA DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 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 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 30.00 | UT | 7.50 | 7.50 | 100 | 2003 | 2003 | 3 | 100 | 225 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 465.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 930 | |
| 3 | 0285 | SALVAGE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 67,002 |
| TOTAL MARKET OB/XF VALUE | 1,255 |
| TOTAL LAND VALUE - MARKET | 125,020 |
| TOTAL MARKET VALUE | 193,277 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 193,277 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 193,277 |
| TOTAL JUST VALUE | 193,277 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 193,277 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2271 | REMODEL | 25 | 03/27/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1428/2607 | 1/22/2021 | QC | U | I | 11 | 100 |
| GRANTOR: RING TIMOTHY | | | | | | |
| GRANTEE: PETERSON LLOYD E | | | | | | |
| 1364/1251 | 7/03/2018 | QC | U | I | 11 | 100 |
| GRANTOR: CITY OF LAKE CITY, FL | | | | | | |
| GRANTEE: LLOYD E JR & SANDRA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W29 S22 W2 S13 E2 S15 BAS= W2 S10 E13 FOP= S6 E7 N6 W7$ E20 N10 W31$ E29 N15 E2 N9 W2 N26$ PTR=E40 UDU= N18 W32 S18 E32$ W40$.

## LAND DESCRIPTION

TOTAL OB/XF 1,255

| 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 | 1700 | C | 1STORY OFF | 0 | | *RSF-1 | 350.00 | 118.00 | 17,860.00 | SF | | 1.00 | 1.00 | 1.00 | 7.00 | 7.00 | 125,020 | | | | | | | |

REVIEW DATE 08/31/2016 BY DF Total Acres: 0.41 Total Land Value: 125,020 Market: 0 Agricultural: 0 Common: 125,020 PRINTED 11/16/2026 BY SYS