W DIV: LOTS 7, 8 & E1/2 LOT 9 BL
PARK S/D. EX RD R/W.

KENT PEGGY/KENT WALTER W JR
374 NW AMBLESIDE DR
LAKE CITY, FL 32055

2027

00-00-00-12532-000

BUILDING CHARACTERISTICS

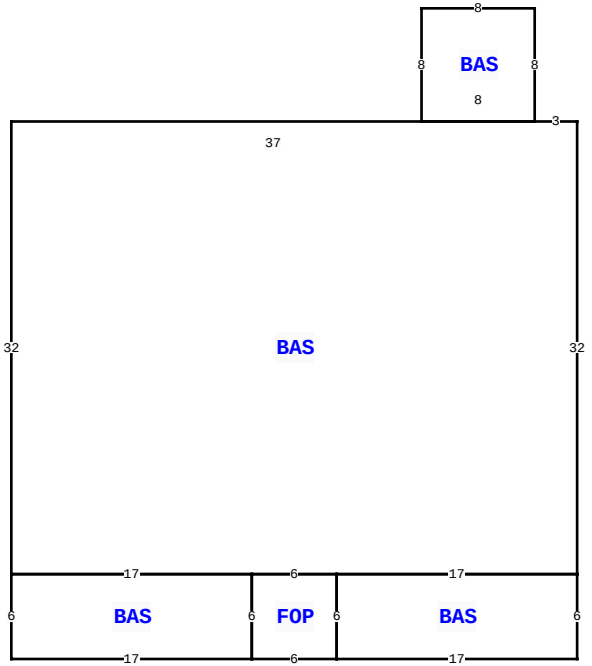
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2525	BEAUTY PARLOR
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	64	100		64	2,417
BAS	102	100		102	3,852
BAS	102	100		102	3,852
BAS	1,280	100		1,280	48,345
FOP	36	30		11	415
TOTALS	1,584			1,559	58,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	1,559	101.7450	65.12	101,522	1996	1996	0	0	0	42.00	58.00

1 STORE RETL 0% - 2023 Heated Area: 1548 HX Base Yr



948 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	0166	CONC,PAVMT	0	0	0	0	109.00	UT	1.50	1.50	100	1996	1996	3	100	164	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	58,883
TOTAL MARKET OB/XF VALUE	164
TOTAL LAND VALUE - MARKET	96,250
TOTAL MARKET VALUE	155,297
SOH/AGL Deduction	0
ASSESSED VALUE	155,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,297
TOTAL JUST VALUE	155,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21-0033	MAINT/ALTR	7,200	01/21/2021
3175	ADDN COMM	75	02/22/2005
626	COMMERCIAL	325	01/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1401	6/22/2022	QC	U	I	11	100
GRANTOR: STRICKLAND PEGGY						
GRANTEE: KENT PEGGY						
0814/2333	12/14/1995	WD	Q	V		24,000
GRANTOR: EDITH CRAWFORD WILLIA						
GRANTEE: PEGGY STRICKLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 BAS= N8 W8 S8 E8 $ W37 S32 BAS= S6 E17 N6 W17$ E17
FOP= S6 E6 N6 W6$ E6 BAS= S6 E17 N6 W17$ E17 N32$.

LAND DESCRIPTION

TOTAL OB/XF 164

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	2525	C	BEAUTYPRLR	0		*RSF-2	125.00	110.00	13,750.00	SF		1.00	1.00	1.00	7.00	7.00	96,250							

REVIEW DATE 07/15/2021 BY ME Total Acres: 0.32 Total Land Value: 96,250 Market: 0 Agricultural: 0 Common: 96,250 PRINTED 11/16/2026 BY SYS