W DIV: LOTS 3 & 4 BLOCK 19
MCFARLANE PARK S/D.
833-1679, 970-2669, FJ 979-

PITMAN CHARLENE N
218 SW WALL TER
LAKE CITY, FL 32055

**2027**

**00-00-00-12609-000**

## BUILDING CHARACTERISTICS

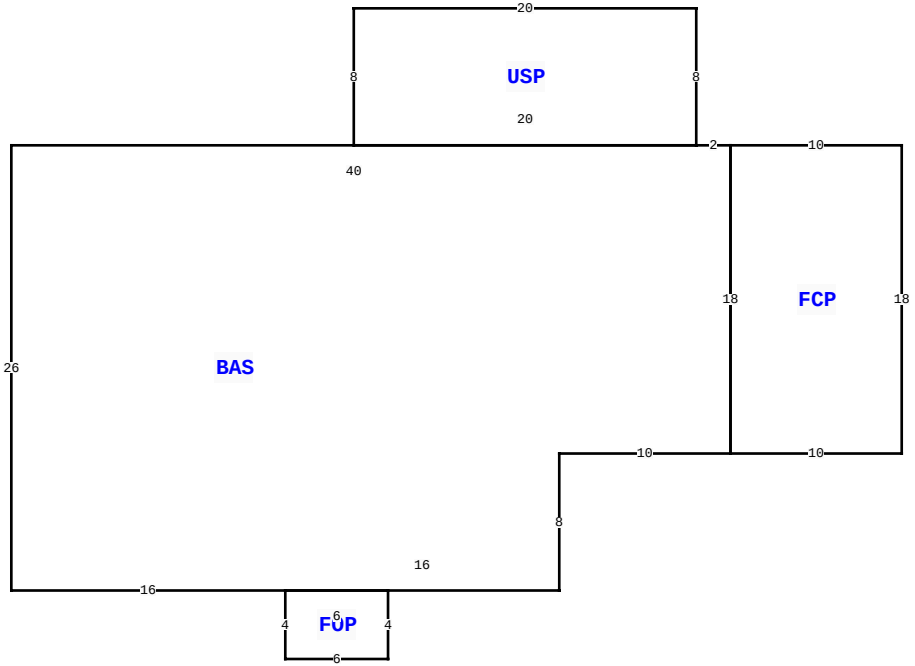
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,012 | 100 | | 1,012 | 79,561 |
| FCP | 180 | 25 | | 45 | 3,538 |
| FOP | 24 | 30 | | 7 | 551 |
| USP | 160 | 35 | | 56 | 4,402 |
| TOTALS | 1,376 | | | 1,120 | 88,052 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,120 | 109.9560 | 120.95 | 135,464 | 1950 | 1950 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 1012 HX Base Yr 2021




218 SW WALL TER, 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 1,800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 88,052 |
| TOTAL MARKET OB/XF VALUE | | 2,300 |
| TOTAL LAND VALUE - MARKET | | 18,125 |
| TOTAL MARKET VALUE | | 108,477 |
| SOH/AGL Deduction | | 26,158 |
| ASSESSED VALUE | | 82,319 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 30,908 |
| TOTAL JUST VALUE | | 108,477 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 110,078 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 120 | MAINT/ALTR | 50 | 03/15/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1417/1098 | 8/13/2020 | WD | Q | I | 01 | 74,000 |
| GRANTOR: DUANE E THOMAS & KARE | | | | | | |
| GRANTEE: CHARLENE N PITMAN | | | | | | |
| 1335/2157 | 4/27/2016 | WD | U | I | 14 | 41,000 |
| GRANTOR: MARGARET M PORELL (LE | | | | | | |
| GRANTEE: DUANE E THOMAS & KA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W2 USP= N8 W20 S8 E20$ W40 S26 E16 FOP= S4E6 N4 W6$ E16 N8 E10 FCP= E10 N18 W10 S18$ N18$.

## LAND DESCRIPTION

TOTAL OB/XF 2,300

| 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-2 | 100.00 | 145.00 | 14,500.00 | SF | | 1.00 | 1.00 | 1.00 | 1.25 | 1.25 | 18,125 | | | | | | | |

REVIEW DATE 08/31/2016 BY DF Total Acres: 0.33 Total Land Value: 18,125 Market: 0 Agricultural: 0 Common: 18,125 PRINTED 11/17/2026 BY SYS