C DIV: N1/2 OF SE1/4 BLOCK 30.
ORB 878-1811,

VARNEY KENDALL P/VARNEY JAMIE S
C/O HEARING CARE RESOURCES INC, 132 SW COLUMBIA AVE STE 101
LAKE CITY, FL 32025

2027

00-00-00-12726-000

BUILDING CHARACTERISTICS

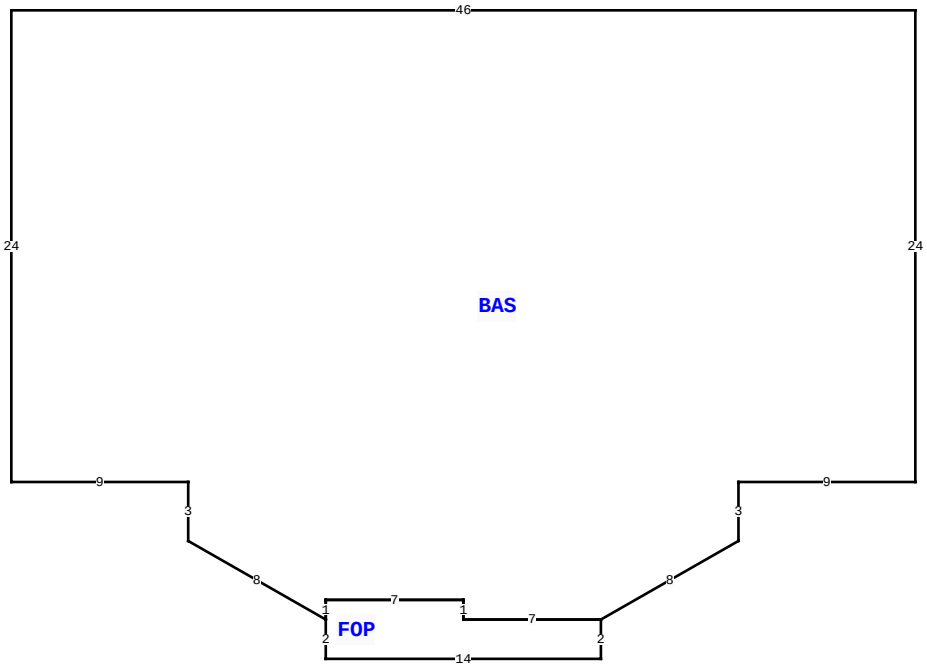
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100		1,265	47,128
FOP	35	30		10	373
TOTALS	1,300			1,275	47,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,275	100.6876	74.51	95,000	1987	1987	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 0 Heated Area: 1265 HX Base Yr



132 SW COLUMBIA AVE, 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	47,500
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	15,158
TOTAL MARKET VALUE	63,658
SOH/AGL Deduction	0
ASSESSED VALUE	63,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,658
TOTAL JUST VALUE	63,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0878/1811	4/15/1999	WD	Q	I		62,000

GRANTOR: GEORGE & MARY J ANDER

GRANTEE: VARNEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S24 E9 S3 D4 R7 FOP= S2 E14 N2 W7 N1 W7 S1$ N1 E7 S1 E7 R7 U4 N3 E9 N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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		*CG	52.00	105.00	5,512.00	SF		1.00	1.00	1.00	2.75	2.75	15,158							

REVIEW DATE 11/03/2016 BY DF Total Acres: 0.13 Total Land Value: 15,158 Market: 0 Agricultural: 0 Common: 15,158 PRINTED 11/17/2026 BY SYS