C DIV: THE W 107 FT OF S1/2 OF BLOCK 36 & COMM SW COR, RUN E 107 FT FOR POB, CONT E 85.13

SAMSON CHRISTOPHER M
181 SE HERNANDO AVE
LAKE CITY, FL 32025

2027

00-00-00-12738-001

BUILDING CHARACTERISTICS

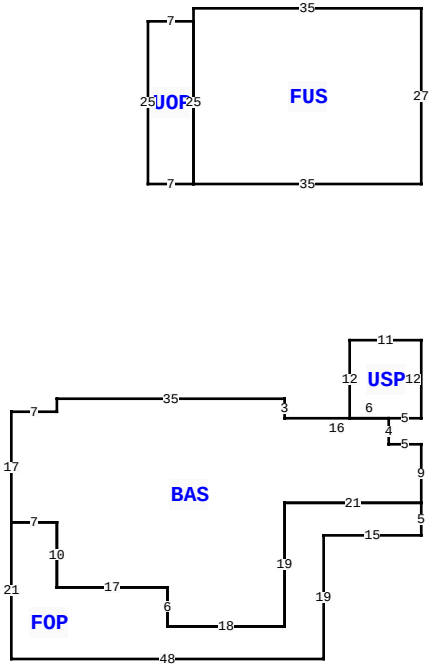
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	01	MINIMUM 90
Roof Cover	12	MODULAR MT 10
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 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	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100		1,495	104,055
FOP	643	30		193	13,433
FUS	945	100		945	65,774
UOP	175	20		35	2,436
USP	132	35		46	3,202
TOTALS	3,390			2,714	188,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,714	97.3434	107.08	290,615	1900	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2440 HX Base Yr



181 SE HERNANDO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	188,900
TOTAL MARKET OB/XF VALUE	2,120
TOTAL LAND VALUE - MARKET	35,066
TOTAL MARKET VALUE	226,086
SOH/AGL Deduction	0
ASSESSED VALUE	226,086
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,086
TOTAL JUST VALUE	226,086
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,508

SALE:2:1: CERTIFICATE OF TITLE

BLDG:1:1: NW1/4 32-3S-17

SALE:1:1: PART OF BLK 36

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1024/1184	8/20/2004	WD	Q	I		155,000
GRANTOR: DOUGLASS						
GRANTEE: SAMSON						
0882/0905	6/16/1999	WD	Q	I		124,500
GRANTOR: REVELS						
GRANTEE: DOUGLASS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N4 USP= E5 N12 W11 S12 E6$ W16 N3 W35 S2 W7 S17 FOP= S21 E48 N19 E15 N5 W21 S19 W18 N6 W17 N10 W7$ E7 S10 E17 S6 E18 N19 E21 N9$ PTR=N40FUS= N27 W35 S2 UOP= W7 S25 E7 N25$ S25 E35 $ S40$.

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	0	16	16	256.00	UT	7.50	7.50	100	0	0	3	100	1,920	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,120

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	0		RO	107.00	105.00	20,038.00	SF		1.00	1.00	1.00	1.75	1.75	35,066							

REVIEW DATE 11/08/2016 BY DF Total Acres: 0.46 Total Land Value: 35,066 Market: 0 Agricultural: 0 Common: 35,066 PRINTED 11/16/2026 BY SYS