C DIV: SE1/4 BLOCK 44.

ORB 645-638-639, 671-360-365, 84

PROPERTY OPERATIONS MANAGEMENT SPECIALTIES LLC
224 SE HERNANDO AVE
LAKE CITY, FL 32025

2027

00-00-00-12770-000

BUILDING CHARACTERISTICS

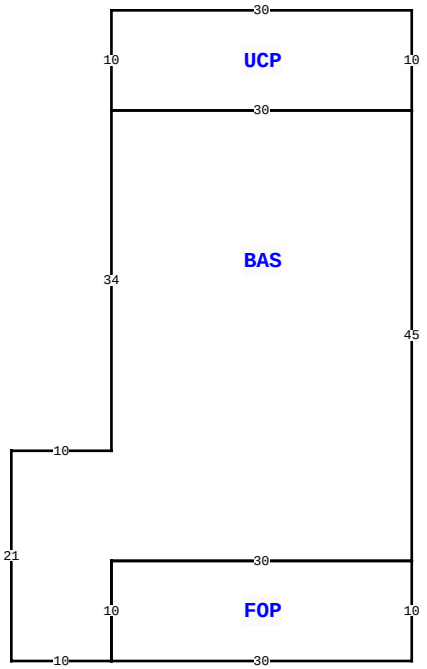
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
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	1,560	100		1,560	84,557
FOP	300	30		90	4,878
UCP	300	20		60	3,252
TOTALS	2,160			1,710	92,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,710	75.8100	83.39	142,597	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1560 HX Base Yr



224 SE HERNANDO AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	92,688
TOTAL MARKET OB/XF VALUE	2,900
TOTAL LAND VALUE - MARKET	19,294
TOTAL MARKET VALUE	114,882
SOH/AGL Deduction	0
ASSESSED VALUE	114,882
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,882
TOTAL JUST VALUE	114,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/0082	5/13/2015	WD	Q	I	01	80,000
GRANTOR: MICHAEL E NELSON						
GRANTEE: PROPERTY OPERATIONS						
1290/1151	4/03/2012	QC	U	I	11	100
GRANTOR: MICHAEL E & BRENDA E						
GRANTEE: MICHAEL E NELSON						

BUILDING NOTES

BUILDING DIMENSIONS

UCP= W30 S10 BAS= S34 W10 S21 E10 FOP= E30 N10 W30 S10$N10
E30 N45 W30$ E30 N10$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	2,900	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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		RO	105.00	105.00	11,025.00	SF		1.00	1.00	1.00	1.75	1.75	19,294							

REVIEW DATE 11/03/2016 BY DF Total Acres: 0.25 Total Land Value: 19,294 Market: 0 Agricultural: 0 Common: 19,294 PRINTED 11/17/2026 BY SYS