C DIV: S1/2 OF SE1/4 BLOCK 55.
429-228, 970-2577, PB 1283-1882,

KROH SUSAN
418 SE HERNANDO AVE
LAKE CITY, FL 32025

2027

00-00-00-12806-000

BUILDING CHARACTERISTICS

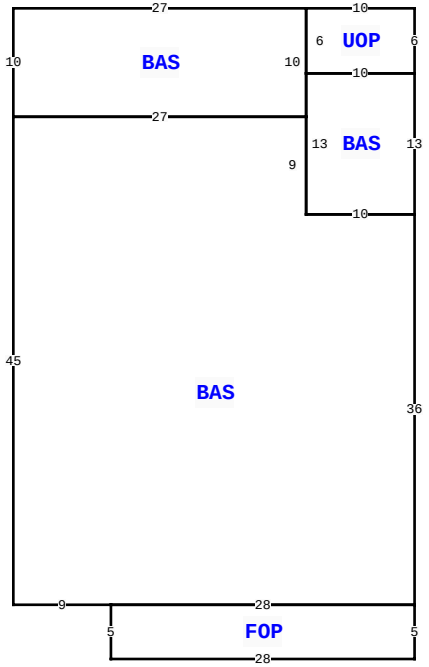
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	130	100		130	11,604
BAS	270	100		270	24,099
BAS	1,575	100		1,575	140,581
FOP	140	30		42	3,749
UOP	60	20		12	1,071
TOTALS	2,175			2,029	181,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,029	124.8390	137.32	278,622	1910	1910	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1975 HX Base Yr 2021



418 SE HERNANDO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1910	1910	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		181,104
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		10,538
TOTAL MARKET VALUE		193,642
SOH/AGL Deduction		42,820
ASSESSED VALUE		150,822
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,411
TOTAL JUST VALUE		193,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
168	MAINT/ALTR	0	02/17/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1014	7/31/2020	WD	Q	I	01	143,000
GRANTOR: MEGAN DAWN & JEREMY J						
GRANTEE: SUSAN KROH						
1344/2586	9/27/2017	WD	Q	I	01	118,400
GRANTOR: JAMIE O SOSA						
GRANTEE: JEREMY JOHN & MEGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N9 BAS= N10 W27 S10E27$ W27 S45 E9 FOP= S5 E28 N5 W28$ E28 N36$ BAS= N13 UOP= N6 W10 S6 E10$ W10 S13 E10$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	100		CG	55.00	109.00	6,022.00	SF		1.00	1.00	1.00	1.75	1.75	10,538							

REVIEW DATE 11/07/2016 BY DF Total Acres: 0.14 Total Land Value: 10,538 Market: 0 Agricultural: 0 Common: 10,538 PRINTED 11/16/2026 BY SYS