C DIV: BEG NE COR OF S1/2, RUN S FT, N 55 FT, E 109.5 FT TO POB.

SEIFERT LAW FIRM, P.A./SEIFERT CHRISTINA N
150 NW ZACK DR
LAKE CITY, FL 32055

2027

00-00-00-12808-000

BUILDING CHARACTERISTICS

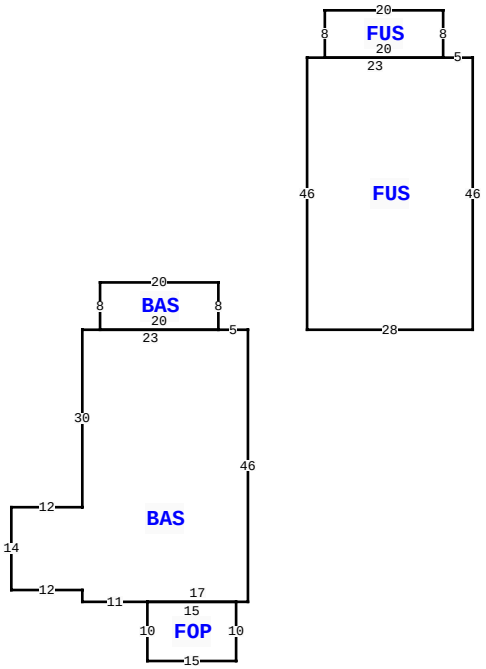
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	160	100		160	5,634
BAS	1,456	100		1,456	51,266
FOP	150	30		45	1,585
FUS	160	100		160	5,634
FUS	1,288	100		1,288	45,351
TOTALS	3,214			3,109	109,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	01	3,109	95.1615	70.42	218,936	1920	1920	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 3064 HX Base Yr



310 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0170	FPLC 2STRY	0	0	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
3	0260	PAVEMENT-A	0	0	0	0	2,337.00	UT	1.50	1.50	50	2006	2006	3	50	1,753	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	109,468
TOTAL MARKET OB/XF VALUE	5,053
TOTAL LAND VALUE - MARKET	10,538
TOTAL MARKET VALUE	125,059
SOH/AGL Deduction	0
ASSESSED VALUE	125,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,059
TOTAL JUST VALUE	125,059
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0254	MAINT/ALTR	55	07/07/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1235/2733	6/04/2012	WD	U	I	12	87,000
GRANTOR: COLUMBIA BANK						
GRANTEE: SEIFERT LAW FIRM PA						
1218/1085	7/13/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURTS						
GRANTEE: COLUMBIA BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 BAS= N8 W20 S8 E20$ W23 S30 W12 S14 E12 S2 E11 FOP= S10 E15 N10 W15$ E17 N46$ PTR=E10FUS= E28 N46 W5 FUS= N8 W20 S8 E20$ W23 S46$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 5,053

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	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