

C DIV: ALL FRACTIONAL BLOCK 57 & 12 & N 12.5 FT OF LOTS 2 & 11, S/D (OF BLOCK 304) AS DESC IN WD

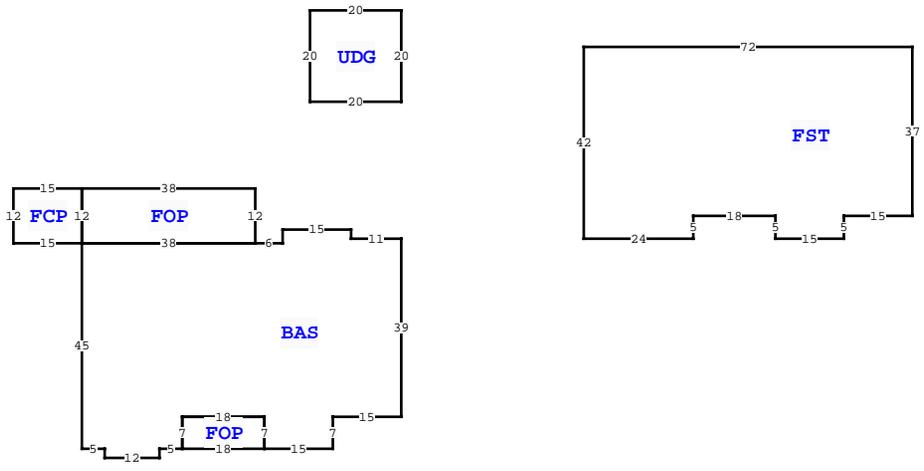
POTTS GEORGE/POTTS MARSHA
345 SE HERNANDO AVE
LAKE CITY, FL 32025

2026

00-00-00-12810-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame		N/A	100
Stories	1.5	1.5	100
Architctual	05	CONV	100
Units		0	100
Condition Adj	03	03	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
BAS	2,999	100	
FCP	180	25	
FOP	126	30	
FOP	456	30	
FST	2,859	55	
UDG	400	55	
TOTALS	7,020		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,011	121.8000	138.85	695,777	1928	1928	0	0	35.00	65.00
1 SINGLE FAM 100% - 2012 Heated Area: 2999 HX Base Yr 2012											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	452,255	
TOTAL MARKET OB/XF VALUE	1,000	
TOTAL LAND VALUE - MARKET	61,529	
TOTAL MARKET VALUE	514,784	
SOH/AGL Deduction	302,796	
ASSESSED VALUE	211,988	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	160,577	
TOTAL JUST VALUE	514,784	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	506,870	

SALE:6:1: SALE INCLUDED PARCEL 12810			
SALE:1:1: SALE INCLUDED PARCEL 13776			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
757	MAINT/ALTR	0	09/09/2015
139	MAINT/ALTR	54	04/11/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/1712	9/19/2011	WD Q	Q	I	01	175,000
GRANTOR: BLANCHE J VANZANT TRU						
GRANTEE: POTTS GEORGE & MARS						
1221/1710	9/19/2011	WD U	U	I	30	100
GRANTOR: BLANCHE J VANZANT AS						
GRANTEE: BLANCHE J VANZANT T						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0

345 SE HERNANDO AVE, LAKE CITY
BLD DATE: 04/27/2022 MLU
XF DATE: AG DATE:

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W11 N2 W15 S3 W6 FOP= N12 W38 S12 E38\$ W38 FCP= N12W15 S12 E15\$ S45 E5 S2 E12 N2 E5 FOP= E18 N7 W18 S7\$ N7 E18S7 E15 N7 E15 N39\$PTR= N30 UDG= N20 W20 S20 E20\$ S30\$ PTR= E40 FST= E24 N5 E18 S5 E15 N5 E15 N37 W72 S42\$ W40\$.

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1005	C	COMM WATER	100		RO	0.00	0.00	25,700.40	SF		1.00	1.00	1.00	1.75	1.75	44,976							
2	0100	C	SFR	100		*RSF	3.00	0.00	17,424.00	SF		1.00	1.00	1.00	0.95	0.95	16,553							