E DIV LOTS 1, 2, 21 & 22 BLOCK
PARK S/D.

CLARK CONNIE D
261 NE BRADLEY TERR
LAKE CITY, FL 32055

**2027**

**00-00-00-12871-000**

## BUILDING CHARACTERISTICS

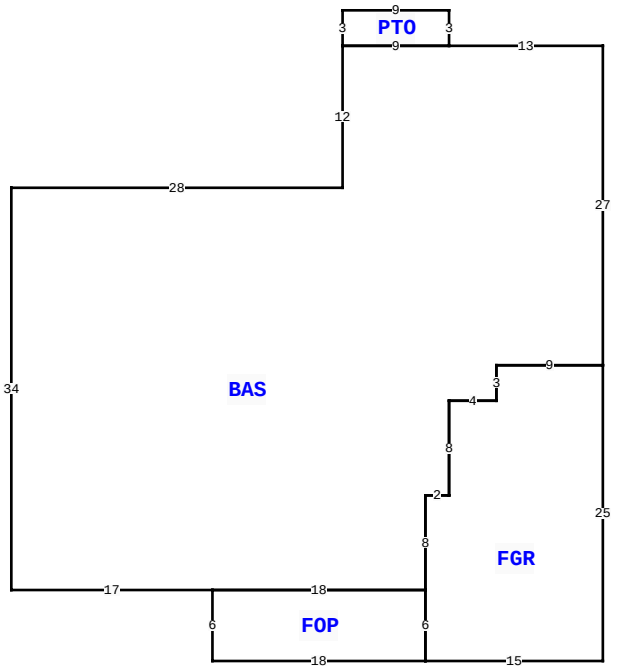
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 860317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,713 | 100 | | 1,713 | 120,067 |
| FGR | 341 | 55 | | 188 | 13,177 |
| FOP | 108 | 30 | | 32 | 2,243 |
| PTO | 27 | 5 | | 1 | 70 |
| TOTALS | 2,189 | | | 1,934 | 135,558 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,934 | 107.9960 | 118.80 | 229,759 | 1994 | 1994 | 10 | 0 | 0 | 31.00 | 59.00 |

2 SINGLE FAM 100% - 2006 Heated Area: 1713 HX Base Yr 2006




261 NE BRADLEY TER, 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 | | 135,558 |
| TOTAL MARKET OB/XF VALUE | | 4,984 |
| TOTAL LAND VALUE - MARKET | | 12,831 |
| TOTAL MARKET VALUE | | 153,373 |
| SOH/AGL Deduction | | 27,096 |
| ASSESSED VALUE | | 126,277 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 24,866 |
| TOTAL JUST VALUE | | 153,373 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 155,838 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 016 | DEMOLISH | 0 | 02/09/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0811/0885 | 9/26/1995 | WD | Q | I | | 63,500 |

GRANTOR: JUNE MIXON MURPHEY

GRANTEE: CONNIE D CLARK

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 PTO= N3 W9 S3 E9$ W9 S12 W28 S34 E17 FOP= S6 E18N6 W18$ E18 FGR= S6E15 N25W9 S3 W4 S8 W2 S8$ N8 E2 N8 E4N3 E9 N27$.

## 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 | 100 | 0 | 0 | 229.00 | UT | 1.50 | 1.50 | 100 | 0 | 0 | 3 | 100 | 344 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 736.00 | UT | 2.50 | 2.50 | 100 | 0 | 0 | 3 | 100 | 1,840 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,600 | |
| 4 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,984

| 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 | | *RSF-2 | 35.00 | 104.00 | 24,440.00 | SF | | 1.00 | 1.00 | 0.70 | 0.75 | 0.53 | 12,831 | | | | | | | |

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.56 Total Land Value: 12,831 Market: 0 Agricultural: 0 Common: 12,831 PRINTED 11/17/2026 BY SYS