LOTS 14 & 15 BLOCK 2 THOMAS PARK
723-724, 855-384, 881-1263, 890-

FL HOMETOWN PROPERTIES LLC
209 S SHADOWWOOD DR
ST AUGUSTINE, FL 32086

2027

00-00-00-12874-014

BUILDING CHARACTERISTICS

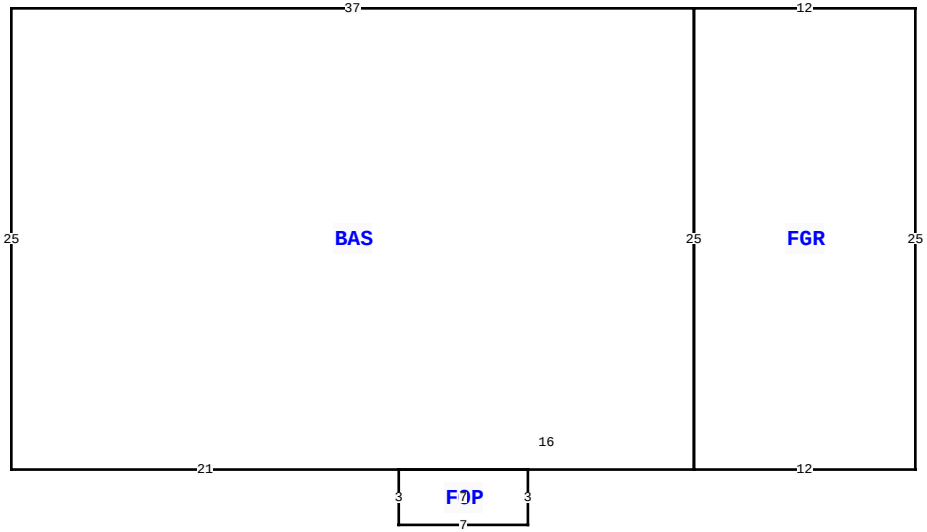
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	925	100		925	44,172
FGR	300	55		165	7,880
FOP	21	30		6	287
TOTALS	1,246			1,096	52,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,096	124.0320	136.44	149,538	1990	1990	10	0	20	35.00	35.00

1 SINGLE FAM 0% - 2024 Heated Area: 925 HX Base Yr



998 NE MAPLE LN, 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	9	36	324.00	UT	1.40	1.40	100	0	0	3	100	454	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	52,338
TOTAL MARKET OB/XF VALUE	2,054
TOTAL LAND VALUE - MARKET	8,970
TOTAL MARKET VALUE	63,362
SOH/AGL Deduction	0
ASSESSED VALUE	63,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,362
TOTAL JUST VALUE	63,362
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047589	Roof Replacement	10,545	07/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/340	1/10/2023	WD	U	I	11	100
GRANTOR: LOCKLEAR DARREL M						
GRANTEE: FL HOMETOWN PROPERT						
1435/321	4/06/2021	WD	U	I	11	100
GRANTOR: FELTON MARY E FKA MAR						
GRANTEE: FELTON MARY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S25 E21 FOP= S3 E7 N3 W7$ E16 FGR= E12 N25 W12 S25$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,054

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	0		*RSF-3	115.00	104.00	11,960.00	SF		1.00	1.00	1.00	0.75	0.75	8,970							

REVIEW DATE 07/27/2023 BY jerry Total Acres: 0.27 Total Land Value: 8,970 Market: 0 Agricultural: 0 Common: 8,970 PRINTED 11/17/2026 BY SYS