LOTS 16 & 17 BLOCK 2 THOMAS PARK
728-371, CT 991-271, WD 992-2499

FISH CHARLES/FISH MANDY
13063 NE STATE ROAD 121
RAIFORD, FL 32083

2027

00-00-00-12874-016

BUILDING CHARACTERISTICS

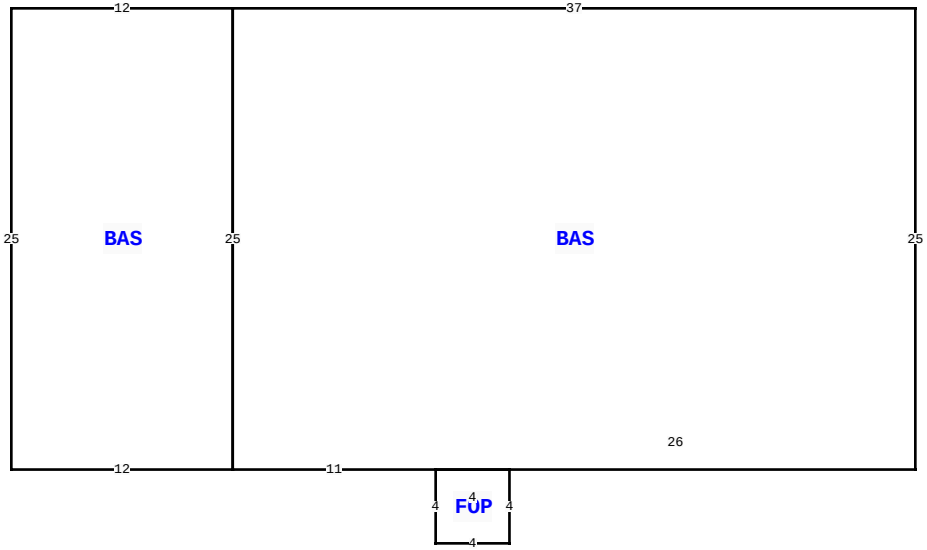
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	300	100		300	15,386
BAS	925	100		925	47,440
FOP	16	30		5	257
TOTALS	1,241			1,230	63,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,230	103.6055	113.97	140,183	1990	1990	10	0	10	35.00	45.00

1 SINGLE FAM 0% - 0 Heated Area: 1225 HX Base Yr



980 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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	63,082
TOTAL MARKET OB/XF VALUE	2,354
TOTAL LAND VALUE - MARKET	8,580
TOTAL MARKET VALUE	74,016
SOH/AGL Deduction	0
ASSESSED VALUE	74,016
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,016
TOTAL JUST VALUE	74,016
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/0944	2/16/2016	WD	U	I	12	39,000
GRANTOR: JPMORGAN CHASE BANK						
GRANTEE: CHARLES & MANDY FIS						
1303/1821	10/14/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: JPMORGAN CHASE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 BAS= W12 S25 E12 N25$ S25 E11 FOP= S4 E4 N4 W4$ E26 N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,354

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	110.00	104.00	11,440.00	SF		1.00	1.00	1.00	0.75	0.75	8,580							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.26 Total Land Value: 8,580 Market: 0 Agricultural: 0 Common: 8,580 PRINTED 11/17/2026 BY SYS