E DIV: LOTS 3, 4, 5, 18, 19 & 20
BLOCK 3.

PETERSON KAREN
311 NE BRADLEY TER
LAKE CITY, FL 32055

2026

00-00-00-12879-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

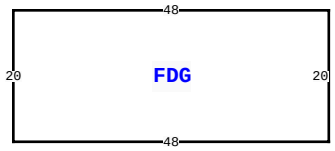
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

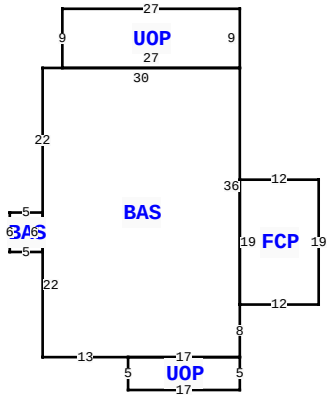
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30	100		30	1,162
BAS	1,320	100		1,320	51,110
FCP	228	25		57	2,207
FDG	960	60		576	22,303
UOP	85	20		17	658
UOP	243	20		49	1,898
TOTALS	2,866			2,049	79,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,049	62.8560	70.40	144,250	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2021 Heated Area: 1350 HX Base Yr





949 NE MAPLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	79,338
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	14,800
TOTAL MARKET VALUE	95,638
SOH/AGL Deduction	0
ASSESSED VALUE	95,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,638
TOTAL JUST VALUE	95,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1408/2280	3/25/2020	WD	U	I	37	50,000
GRANTOR: CONNIE CLARK						
GRANTEE: KAREN PETERSON						
1061/2359	10/10/2005	WD	Q	I		79,000
GRANTOR: ROBBIE & CAROLYN MITC						
GRANTEE: CONNIE CLARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S22 BAS= S6 W5 N6 E5$ S22 E13 UOP= S5 E17 N5 W17$ E17 N8 FCP= E12 N19 W12 S19$ N36 UOP= N9 W27 S9 E27$ PTR=N50 FDG= W48 S20 E48 N20$ S50$.

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	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0.00	0.00	35,880.00	SF		1.00	1.00	0.55	0.75	0.41	14,800							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.82 Total Land Value: 14,800 Market: 0 Agricultural: 0 Common: 14,800 PRINTED 03/25/2026 BY SYS