E DIV: LOTS 14 & 15 BLOCK 3 THOM

760-1306, CT 1160-2295, WD 1172-

ORR TONITA
PO BOX 1743
LAKE CITY, FL 32056

2027

00-00-00-12880-000

BUILDING CHARACTERISTICS

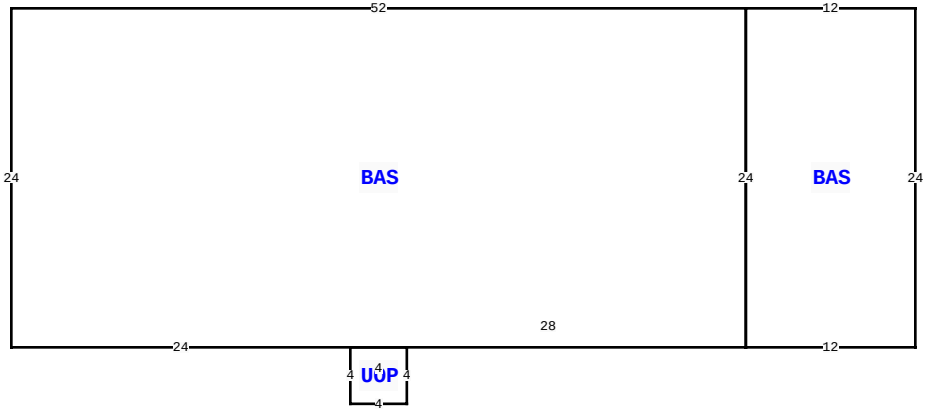
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 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	288	100		288	20,577
BAS	1,248	100		1,248	89,168
UOP	16	20		3	215
TOTALS	1,552			1,539	109,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,539	115.6320	127.20	195,761	1992	1992	10	0	0	33.83	56.17

1 SINGLE FAM 0% - 2024 Heated Area: 1536 HX Base Yr



1006 NE CHERRY LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	109,959
TOTAL MARKET OB/XF VALUE	955
TOTAL LAND VALUE - MARKET	8,970
TOTAL MARKET VALUE	119,884
SOH/AGL Deduction	0
ASSESSED VALUE	119,884
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,884
TOTAL JUST VALUE	119,884
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,881

SALE:1:1: LOTS 14 & 15, BLOCK 3, THOMAS PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23	MAINT/ALTR	50	01/27/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/787	6/24/2026	CT	U	I	18	50,000
GRANTOR: CLERK OF COURT						
GRANTEE: ORR TONITA						
1193/2590	5/06/2010	WD	Q	I	01	90,000
GRANTOR: N CAROL MCLEAN						
GRANTEE: FREDDIE L TORRENCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E24 UOP= S4 E4 N4 W4$ E28 N24 BAS= E12 S24 W12 N24$.

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	52	9	468.00	UT	1.40	1.40	100	0	0	3	100	655	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 955

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-2	104.00	125.00	13,000.00	SF		1.00	1.00	0.92	0.75	0.69	8,970							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.30 Total Land Value: 8,970 Market: 0 Agricultural: 0 Common: 8,970 PRINTED 11/17/2026 BY SYS