E DIV: THE N 44.3 FT OF LOTS 10
44.3 FT OF LOTS 12 & 13 BLK 3 TH

KENDRICKS TAWANA
P O BOX 3751
LAKE CITY, FL 32056

2027

00-00-00-12881-000

BUILDING CHARACTERISTICS

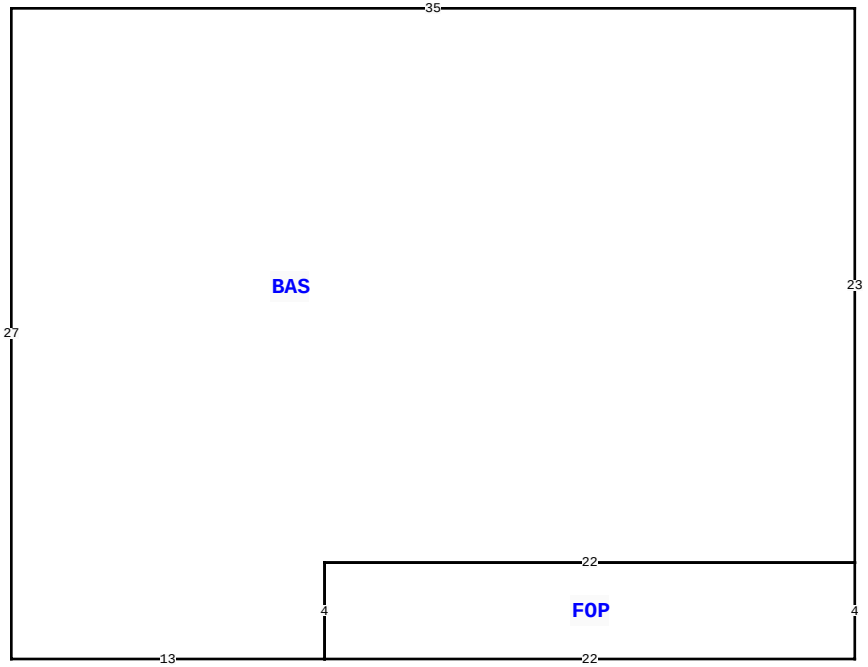
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	857	100		857	57,163
FOP	88	30		26	1,734
TOTALS	945			883	58,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	883	107.8000	118.58	104,706	1998	1998	10	0	0	33.75	56.25

1 SINGLE FAM 100% - 1999 Heated Area: 857 HX Base Yr 1999



294 NE CHESTNUT AVE, LAKE CITY

BLD DATE	11/17/1998 CM	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		58,897
TOTAL MARKET OB/XF VALUE		2,078
TOTAL LAND VALUE - MARKET		6,295
TOTAL MARKET VALUE		67,270
SOH/AGL Deduction		10,334
ASSESSED VALUE		56,936
TOTAL EXEMPTION VALUE	HX HB	31,936
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		67,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1348	SFR	174	08/31/1998
00384		10,465	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0864/2229	8/21/1998	WD	Q	V		7,500
GRANTOR: COX & SONS CONST						
GRANTEE: T KENDRICKS						
0826/0394	8/06/1996	PR	U	V	11	8,000
GRANTOR: FAY OLA HARTLEY PERSO						
GRANTEE: COX & SONS CONSTR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S27 E13 FOP= E22 N4 W22 S4$ N4 E22 N23$.

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	385.00	UT	1.50	1.50	100	1998	1998	3	100	578	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,078

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-3	112.00	81.00	8,393.00	SF		1.00	1.00	1.00	0.75	0.75	6,295							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.19 Total Land Value: 6,295 Market: 0 Agricultural: 0 Common: 6,295 PRINTED 11/17/2026 BY SYS