E DIV: LOT 6 & BEG NE COR LOT 13 FT, NW 114.2 FT, E 16.7 FT TO PO OF LOT 13 OPAL'S ADDITION.

TURNER SANDY B
964 SE MONROE ST
LAKE CITY, FL 32055

2027

00-00-00-12945-000

BUILDING CHARACTERISTICS

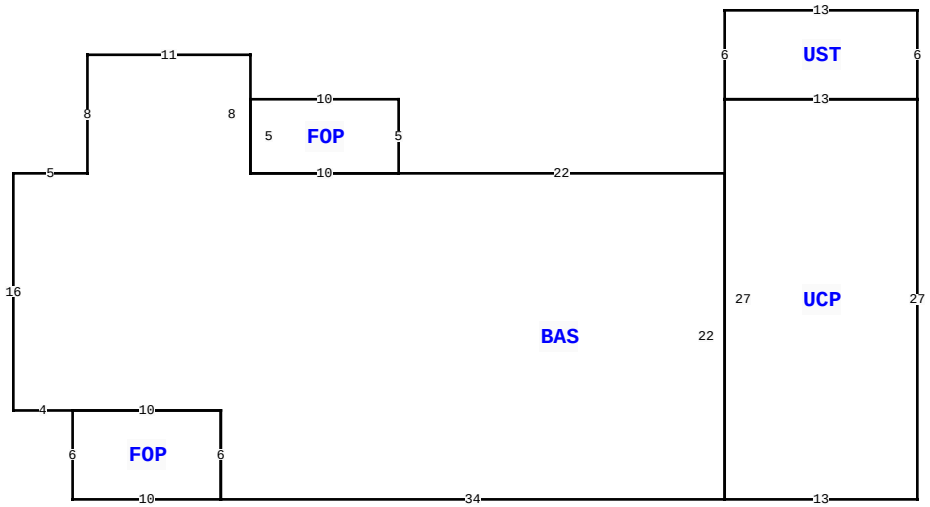
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,060	100		1,060	65,876
FOP	50	30		15	932
FOP	60	30		18	1,119
UCP	351	20		70	4,350
UST	78	45		35	2,175
TOTALS	1,599			1,198	74,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,198	86.9200	95.61	114,541	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1060 HX Base Yr 1998



964 SE MONROE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	74,452
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	7,674
TOTAL MARKET VALUE	82,326
SOH/AGL Deduction	39,438
ASSESSED VALUE	42,888
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	17,888
TOTAL JUST VALUE	82,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,680

SALE:2:1: LOT 6 OPAL'S ADDITION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
504	MAINT/ALTR	25	05/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0821/0405	4/26/1996	WD	Q	I		35,000
GRANTOR: KEITH RETESS						
GRANTEE: SANDY B TURNER						
0784/0046	12/22/1993	WD	Q	I		24,000
GRANTOR: THOMAS SIMPSON						
GRANTEE: KEITH A RETESS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= N5 W10 S5 E10$W10 N8 W11 S8 W5 S16 E4 FOP= S6 E10 N6 W10$ E10 S6 E34 UCP= E13 N27 UST= N6 W13 S6 E13$ W13 S27$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	-370.00	115.00	8,078.00	SF		1.00	1.00	1.00	0.95	0.95	7,674							

REVIEW DATE 11/30/2016 BY DF Total Acres: 0.19 Total Land Value: 7,674 Market: 0 Agricultural: 0 Common: 7,674 PRINTED 11/17/2026 BY SYS