

E DIV: LOT 49 & LOT 9 AS LIES
 N OF LOTS 48 & 49 LAKE VIEW
 S/D. QC 1117-1255, WD 1389-

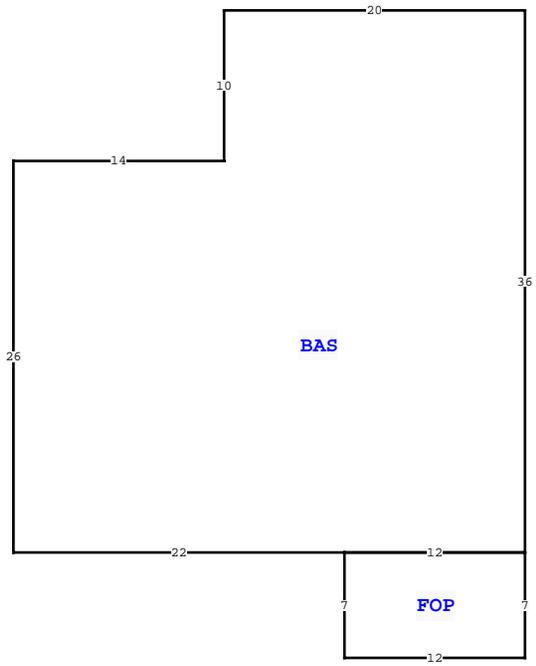
AFFORDABL RENTALS & HOMES LLC
 4317 216TH ST
 LAKE CITY, FL 32024

2026

00-00-00-13177-000


ELEMENT		CD	CONSTRUCTION
Exterior Wall	03		BELOW AVG. 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	12		MODULAR MT 100
Interior Wall	03		PLASTER 100
Interior Floor	12		HARDWOOD 100
Air Condition	01		NONE 100
Heating Type	02		CONVECTION 100
Bedrooms			3 100
Bathrooms			1 100
Frame	01		NONE 100
Stories	1.		1. 100
Architactual	05		CONV 100
Units			0 100
Condition Adj	03		03 100
Kitchen Adjus	01		01 100
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.130	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,084	100	
FOP	84	30	
TOTALS	1,168		1,109 60,248

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,109	73.3200	83.58	92,690	1943	1943	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1084 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			60,248
TOTAL MARKET OB/XF VALUE			650
TOTAL LAND VALUE - MARKET			12,650
TOTAL MARKET VALUE			73,548
SOH/AGL Deduction			356
ASSESSED VALUE			73,192
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			73,192
TOTAL JUST VALUE			73,548
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			69,460
LAND:1:1: ADJ4;IRREGULAR.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044794	Roof Replacement	7,620	06/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/2445	7/24/2019	WD	U	I	37	32,500
GRANTOR: WILLIAM L & LINDA K P						
GRANTEE: AFFORDABLE RENTALS						
0570/0122	7/01/1985	WD	Q	I		12,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
L N	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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	600	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

TOTAL OB/XF													
575 NE LAKE DR, LAKE CITY													
650													

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS= W20 S10 W14 S26 E22 FOP= S7 E12 N7 W12S E12 N36 S.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-	350.00	120.00	6,000.00	SF		1.00	1.00	0.50	1.25	0.63	3,750							
2	0100	C	SFR	0		*RSF-	300.00	80.00	8,000.00	SF		1.00	1.00	0.89	1.25	1.11	8,900							