

E DIV:COMM 99 FT W OF SE COR, RU
 N R/W DUVAL ST, RUN N 324.18 FT,
 S 337.85 FT TO N R/W DUVAL ST, E

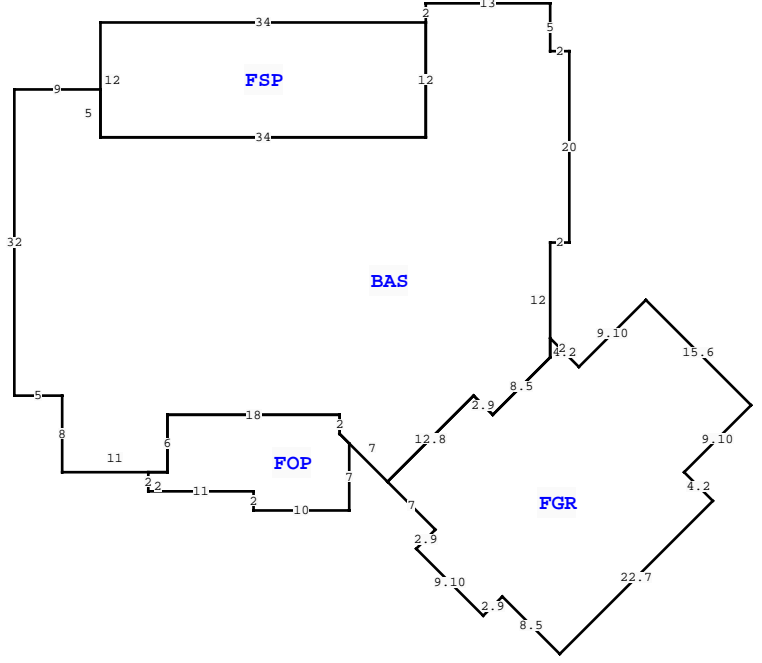
GRIFFIN DEBRA K/THOMAS CYNTHIA E
 PO BOX 3832
 LAKE CITY, FL 32056

2026

00-00-00-13204-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	06
NEIGHBORHOOD/LOC	860317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,972	100	
FGR	731	55	
FOP	174	30	
FSP	408	40	
TOTALS	3,285		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,589	105.0000	117.60	304,466	2021	2021	0	0	4.00	96.00
2 SINGLE FAM		100% - 2022		Heated Area: 1972		HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		292,287	
TOTAL LAND VALUE - MARKET		8,460	
TOTAL MARKET VALUE		96,561	
SOH/AGL Deduction		397,308	
ASSESSED VALUE		114,701	
TOTAL EXEMPTION VALUE	HX HB	282,607	
BASE TAXABLE VALUE		51,411	
TOTAL JUST VALUE		231,196	
NCON VALUE		397,308	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		388,531	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200297	NEW SFR		12/20/2020
20-297	SFR	2,299	07/21/2020
346	DEMOLISH	0	06/18/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/2092	4/22/2021	TR	U	V	11	100
GRANTOR: GRIFFIN DEBRA K LIVIN						
GRANTEE: GRIFFIN DEBRA K						
1389/2633	7/26/2019	WD	Q	I	03	65,000
GRANTOR: SILAS & SARAH PITTMAN						
GRANTEE: CYNTHIA E THOMAS &						

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	0166	CONC, PAVMT	0	100	0	480.00	UT	3.00	3.00	100	2022	2021		100	1,440							
2	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500							
3	0060	CARPORT F	0	100	24	720.00	UT	3.50	3.50	100	2023	2022		100	2,520							
TOTALS												3,285										

LAND DESCRIPTION												TOTAL OB/XF												
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	0000	C	VAC RES	100		CG	92.00	238.00	21,634.00	SF		1.00	1.00	0.85	3.50	2.98	64,361							
2	0000	C	VAC RES	100		*CG	99.00	115.00	11,709.00	SF		1.00	1.00	1.00	2.75	2.75	32,200							