

E DIV: SE1/4 OF BLOCK 274 & BEG
 BLOCK 275, RUN E 95.18 FT, N 103
 97.73 FT, S 103.20 FT TO POB.

GUY MARLENE K
 295 NW COMMONS LP, SUITE 115-257
 LAKE CITY, FL 32055

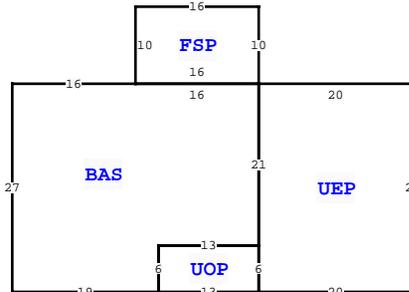
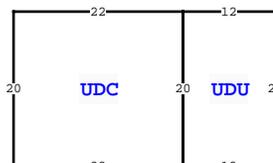
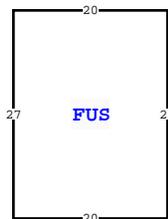
2026

00-00-00-13302-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
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	786	100	
FSP	160	40	
FUS	540	100	
UDC	440	25	
UDU	240	55	
UEP	540	60	
UOP	78	20	
TOTALS	2,784		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019		Heated Area: 1326					HX Base Yr 2019	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		155,521	
TOTAL MARKET OB/XF VALUE		1,750	
TOTAL LAND VALUE - MARKET		15,044	
TOTAL MARKET VALUE		172,315	
SOH/AGL Deduction		59,544	
ASSESSED VALUE		112,771	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		61,360	
TOTAL JUST VALUE		172,315	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,597	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/2166	3/05/2009	WD	Q	I	01	85,000
GRANTOR: ALEENE M HAVIRD						
GRANTEE: MARLENE K GUY						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W16 S27 E19 UOP= E13 N6 W13 S6\$ N6 E13 UEP= S6 E20 N27 W20 S21\$ N21 FSP= N10 W16 S10 E16\$ W16\$ PTR=N30 FUS= N27 W20 S27 E20\$ S30\$ PTR= E40 UDC= E22 UDU= E12N20 W12 S20\$ N20 W22 S20\$ W40\$.	

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	0	1.00	UT	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2011	2011	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	400	

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	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	205.00	103.00	21,115.00	SF		1.00	1.00	0.75	0.95	0.71	15,044							