S DIV: LOT 15 BLOCK A OLIVIA ADD FUTCH AMANDA S

620-657, WD 812-2295, WD 837-639 ,

2027

00-00-00-13511-000

BUILDING CHARACTERISTICS

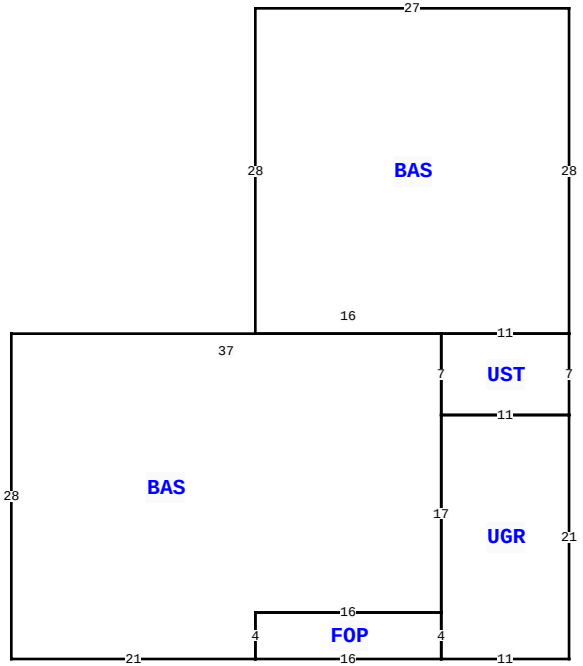
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100		756	41,921
BAS	972	100		972	53,899
FOP	64	30		19	1,054
UGR	231	45		104	5,767
UST	77	45		35	1,941
TOTALS	2,100			1,886	104,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,886	77.5534	85.31	160,895	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1728 HX Base Yr



450 SE WALDRON TER, LAKE CITY

BLD DATE		LGL DATE	04/27/2022 MLU
XF DATE		LAND DATE	
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	0258	PATIO	0	0	21	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	2004	2004	3	100	400	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	300.00	300.00	50	2004	2004	3	50	150	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	104,582
TOTAL MARKET OB/XF VALUE	1,550
TOTAL LAND VALUE - MARKET	7,600
TOTAL MARKET VALUE	113,732
SOH/AGL Deduction	0
ASSESSED VALUE	113,732
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,732
TOTAL JUST VALUE	113,732
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1536	REMODEL	30	05/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/1390	8/29/2019	WD	Q	I	01	70,000
GRANTOR: ROY EDDIE BYRDEN						
GRANTEE: AMANDA S FUTCH						
1211/2689	3/23/2011	WD	U	I	12	65,000
GRANTOR: AMERICAN GENERAL HOME						
GRANTEE: ROY EDDIE BYRDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S28 E21 FOP= E16 N4W16 S4$ N4 E16 UGR= S4 E11 N21 W11 S17$ N17 UST= E11 N7 W11 S7$ N7$ BAS= E11 N28 W27 S28 E16$.

LAND DESCRIPTION

TOTAL OB/XF 1,550

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	0		*RSF-3	0.00	0.00	8,000.00	SF		1.00	1.00	1.00	0.95	0.95	7,600							

REVIEW DATE 12/07/2016 BY RP Total Acres: 0.18 Total Land Value: 7,600 Market: 0 Agricultural: 0 Common: 7,600 PRINTED 11/17/2026 BY SYS