S DIV: LOT 18 BLOCK A OLIVIA ADD
744-998, CS# 95-174-CP 817-1237-

DURBAK KAREN M
P O BOX 3323
LAKE CITY, FL 32056-3323

2027

00-00-00-13514-000

BUILDING CHARACTERISTICS

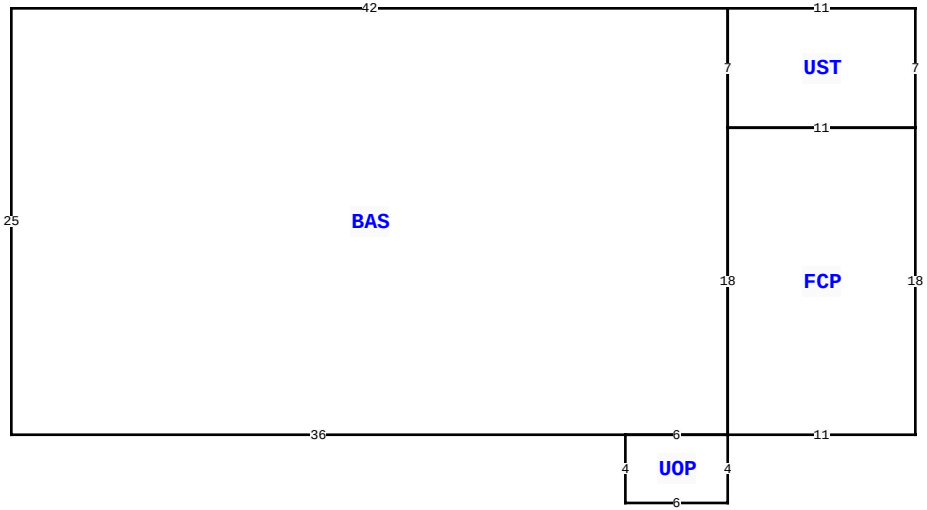
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	87,299
FCP	198	25		50	4,157
UOP	24	20		5	416
UST	77	45		35	2,910
TOTALS	1,349			1,140	94,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,140	116.2800	127.91	145,817	1961	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1050 HX Base Yr 2005



400 SE WALDRON TER, 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	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	94,781
TOTAL MARKET OB/XF VALUE	1,750
TOTAL LAND VALUE - MARKET	10,070
TOTAL MARKET VALUE	106,601
SOH/AGL Deduction	39,109
ASSESSED VALUE	67,492
TOTAL EXEMPTION VALUE	HX HB 42,492
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	106,601
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045953	Roof Replacement	4,064	11/18/2022
173	MAINT/ALTR	50	04/18/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1033/2094	12/21/2004	WD	Q	I		65,000
GRANTOR: MICHAEL & RAMONA HERL						
GRANTEE: KAREN M DURBAK						
0961/1387	8/27/2002	WD	Q	I	01	36,400
GRANTOR: SEC OF HOUSING & URBA						
GRANTEE: MICHAEL & RAMONA HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S25 E36 UOP= S4 E6 N4 W6$ E6 FCP= E11 N18 W11 S18$
N18 UST= E11 N7 W11 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 1,750

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-3	0.00	0.00	10,600.00	SF		1.00	1.00	1.00	0.95	0.95	10,070							

REVIEW DATE 12/21/2022 BY JS Total Acres: 0.24 Total Land Value: 10,070 Market: 0 Agricultural: 0 Common: 10,070 PRINTED 11/17/2026 BY SYS