S DIV: BEG INTERS OF S LINE OF P
LINE COLBURN AVE, RUN S 101.54 F
RUN S 84.46 FT, W 105.22 FT, N 8

MCCLELLAN DIANNE MARY
127 N BRAEMAR DR
INVERNESS, FL 34450

**2027**

**00-00-00-13530-000**

## BUILDING CHARACTERISTICS

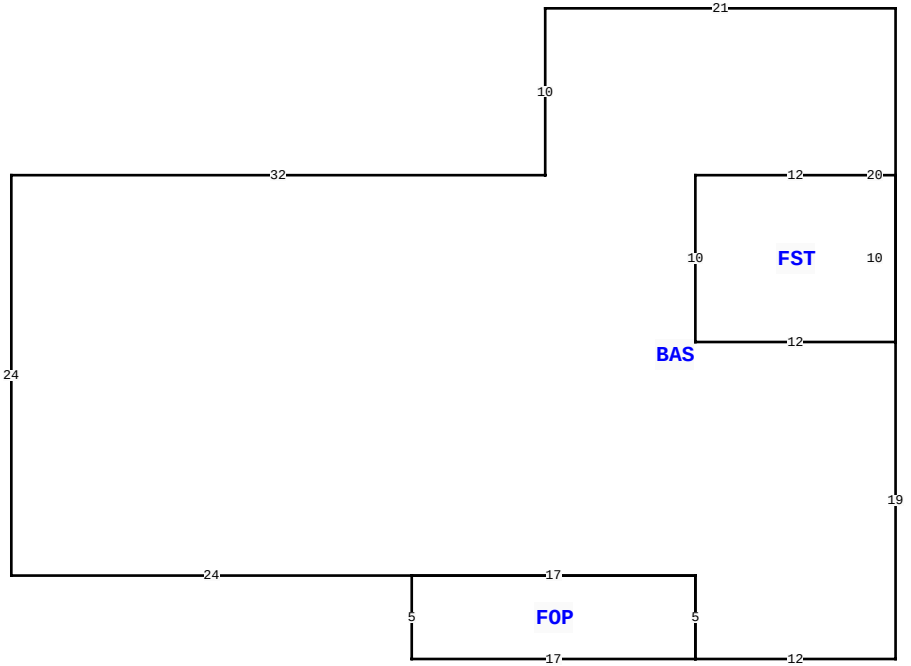
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 4 100 |
| 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 | 1,542 | 100 | | 1,542 | 154,767 |
| FOP | 85 | 30 | | 26 | 2,610 |
| FST | 120 | 55 | | 66 | 6,624 |
| TOTALS | 1,747 | | | 1,634 | 164,002 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,634 | 112.3020 | 123.53 | 201,848 | 1963 | 2010 | 0 | 0 | 0 | 18.75 | 81.25 |

1 SINGLE FAM 0% - 2023 Heated Area: 1542 HX Base Yr




372 SE COLBURN AVE, 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 800 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 164,002 |
| TOTAL MARKET OB/XF VALUE | 1,800 |
| TOTAL LAND VALUE - MARKET | 9,215 |
| TOTAL MARKET VALUE | 175,017 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 175,017 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 175,017 |
| TOTAL JUST VALUE | 175,017 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 178,004 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1473/1171 | 8/13/2022 | WD | Q | I | 01 | 179,000 |
| GRANTOR: SHANAHAN SHAWN | | | | | | |
| GRANTEE: MCCLELLAN DIANNE MA | | | | | | |
| 1455/1013 | 12/20/2021 | WD | Q | I | 01 | 82,500 |
| GRANTOR: HODGES SHELTON E | | | | | | |
| GRANTEE: SHANAHAN SHAWN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W21 S10 W32 S24 E24 FOP= S5 E17 N5 W17$ E17 S5 E12 N19
FST= W12 N10 E12 S10$N20$.

## LAND DESCRIPTION

TOTAL OB/XF 1,800

| 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 | 9,700.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 9,215 | | | | | | | |

REVIEW DATE 09/23/2022 BY ME Total Acres: 0.22 Total Land Value: 9,215 Market: 0 Agricultural: 0 Common: 9,215 PRINTED 11/17/2026 BY SYS