

S DIV: COMM NW COR OF NE1/4 OF S  
 FT, S 570 FT FOR POB, RUN S 120  
 120 FT, E 600 FT, N 120 FT, W 60

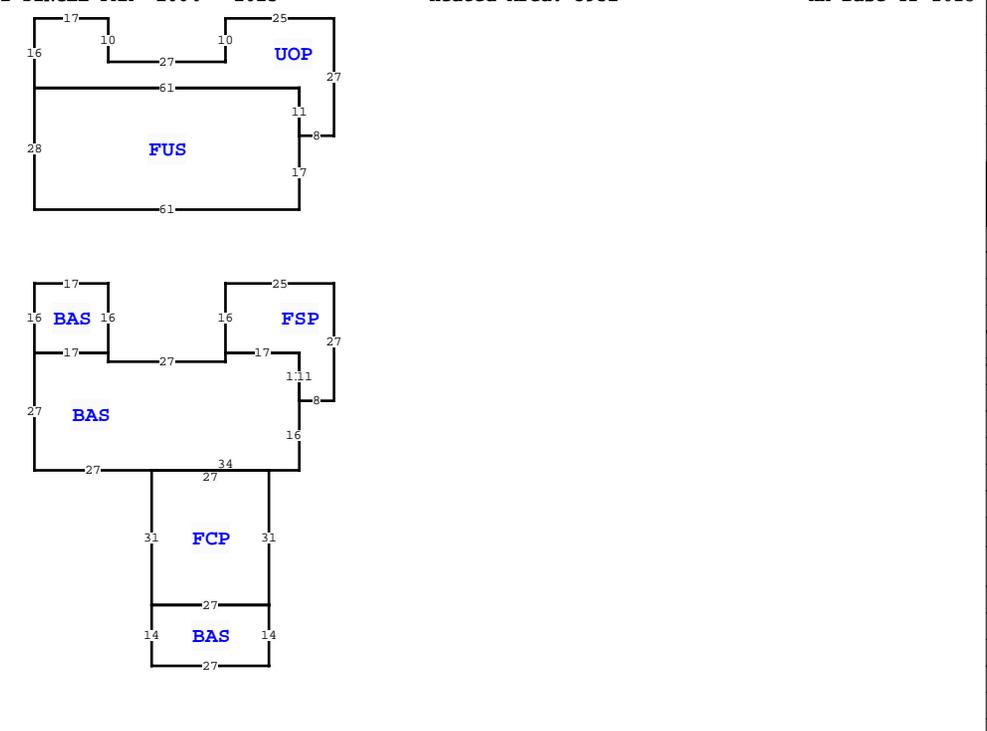
SAMPSON CHRISTOPHER T/SAMPSON LAURA  
 495 SW LAKEVIEW AVE  
 LAKE CITY, FL 32025

**2026**

00-00-00-13909-000  


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,539	103.3310	117.80	534,694	1961	1961	0	0	35.00	65.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	272	100		272	20,827
BAS	378	100		378	28,943
BAS	1,593	100		1,593	121,976
FCP	837	25		209	16,003
FSP	488	40		195	14,931
FUS	1,708	100		1,708	130,781
UOP	922	20		184	14,089
<b>TOTALS</b>	<b>6,198</b>			<b>4,539</b>	<b>347,551</b>

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	0.00	100	1993	1993	3	100	2,000	
2	0190	FPCL PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	3.50	3.50	100	1993	1993	3	100	672	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0133	C	SFR LAKE	100		00	0.00	0.00	120.00	FF		1.00	1.00	1.00	325.00	325.00	39,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			347,551
TOTAL MARKET OB/XF VALUE			3,872
TOTAL LAND VALUE - MARKET			39,000
TOTAL MARKET VALUE			390,423
SOH/AGL Deduction			155,652
ASSESSED VALUE			234,771
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			183,360
TOTAL JUST VALUE			390,423
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			384,316
SALE:1:1: 115 FF ON LAKE MONTGOMERY			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/1216	5/30/2014	WD	Q	I	01	180,000
GRANTOR: SCOTT BLOCKER						
GRANTEE: CHRISTOPHER T & LAU						
0681/0202	4/05/1989	WD	Q	I	01	147,000
GRANTOR: BLOCKER NELSON						
GRANTEE: BLOCKER SCOTT						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= N16 FSP= E8 N27 W25 S16E17 S11\$ N11 W17 S2 W27 N2 BAS= N16 W17 S16 E17\$ W17 S27E27 FCP= S31 BAS= S14 E27 N14 W27\$ E27 N31 W27\$ E34\$ PTR= N60 FUS= N17 UOP= E8 N27 W25 S10 W27 N10 W17 S16 E61 S11\$ N11 W61 S28 E61\$ S60\$.												

TOTAL OB/XF												
3,872												