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

2027

00-00-00-13909-000

BUILDING CHARACTERISTICS

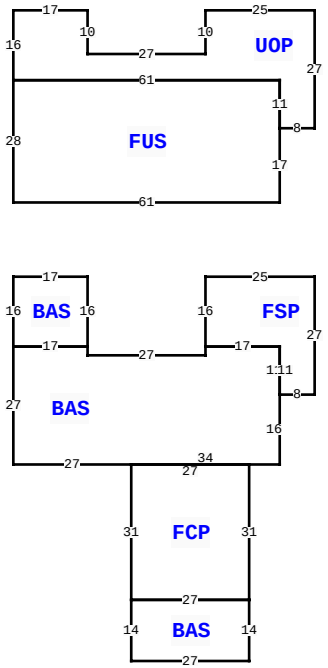
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	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
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	272	100		272	20,095
BAS	378	100		378	27,926
BAS	1,593	100		1,593	117,689
FCP	837	25		209	15,441
FSP	488	40		195	14,407
FUS	1,708	100		1,708	126,185
UOP	922	20		184	13,593
TOTALS	6,198			4,539	335,337

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	113.66	515,903	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 3951 HX Base Yr 2015



495 SW LAKEVIEW AVE, LAKE CITY

BLD DATE		LGL DATE	
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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
2	0190	FPLC 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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		335,337
TOTAL MARKET OB/XF VALUE		3,872
TOTAL LAND VALUE - MARKET		39,000
TOTAL MARKET VALUE		378,209
SOH/AGL Deduction		136,395
ASSESSED VALUE		241,814
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		190,403
TOTAL JUST VALUE		378,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,316

SALE:1:1: 115 FF ON LAKE MONTGOMERY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
159	ADDN SFR	0	03/19/2019
1014	ADDN SFR	182	07/01/1997

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,872

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	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							

REVIEW DATE 09/13/2016 BY DF Total Acres: 0.00 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 11/17/2026 BY SYS