S DIV: LOT 1 & NE 25 FT LOT 2 BL
VILLAS S/D. ALSO DESC AS: COMM S
BLK 4 LAKE VILLAS S/B, RUN SWTHR

**BAKER LAUREN/DARSEY MARIE**
8859 NE 8TH PLACE
HIGH SPRINGS, FL 32643

**2027**

**00-00-00-14018-000**

## BUILDING CHARACTERISTICS

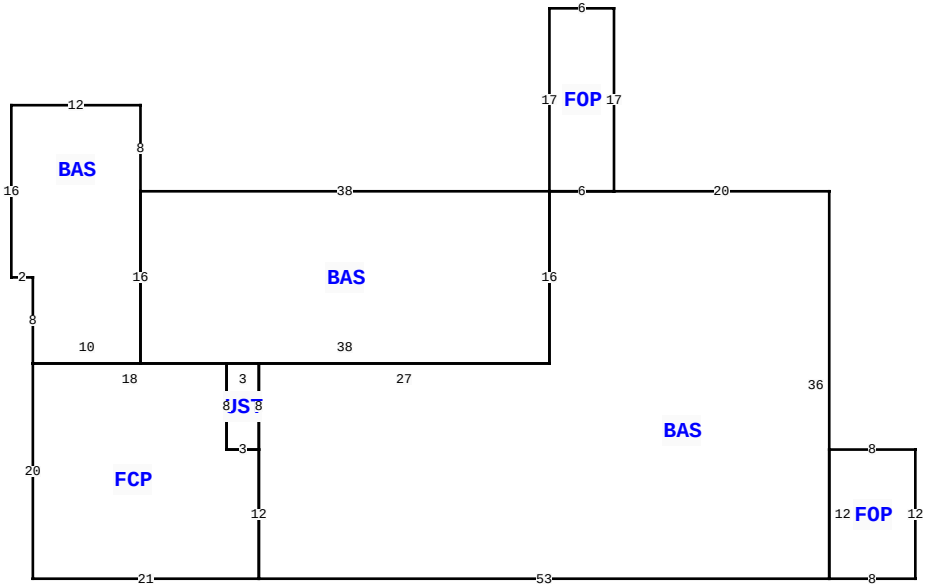
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 32317.140 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 272 | 100 | | 272 | 23,132 |
| BAS | 608 | 100 | | 608 | 51,706 |
| BAS | 1,476 | 100 | | 1,476 | 125,523 |
| FCP | 396 | 25 | | 99 | 8,420 |
| FOP | 96 | 30 | | 29 | 2,466 |
| FOP | 102 | 30 | | 31 | 2,636 |
| UST | 24 | 45 | | 11 | 935 |
| TOTALS | 2,974 | | | 2,526 | 214,819 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,526 | 110.4460 | 121.49 | 306,884 | 1952 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 2356 HX Base Yr




368 SW HARRISON PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2023 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 214,819 |
| TOTAL MARKET OB/XF VALUE | 3,344 |
| TOTAL LAND VALUE - MARKET | 21,275 |
| TOTAL MARKET VALUE | 239,438 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 239,438 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 239,438 |
| TOTAL JUST VALUE | 239,438 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 243,345 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 246 | MAINT/ALTR | 70 | 06/10/2013 |
| 937 | ADDN SFR | 50 | 07/22/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1492/2638 | 6/09/2023 | WD | Q | I | 01 | 274,900 |
| GRANTOR: MYERS MICHAEL W | | | | | | |
| GRANTEE: BAKER LAUREN | | | | | | |
| 1388/0136 | 6/25/2019 | WD | Q | I | 01 | 137,500 |
| GRANTOR: KYLE PACETTI JR | | | | | | |
| GRANTEE: MICHAEL W & AMANDA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 FOP= N17 W6 S17 E6$ W6 BAS= W38 BAS= N8 W12 S16 E2 S8 E10 N16$ S16 E38 N16$ S16 W27 UST= W3 S8 E3 N8$ S8 FCP= W3 N8 W18 S20 E21 N12$S12 E53 FOP= E8 N12 W8 S12$N36$.

## 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 | 20 | 42 | 840.00 | UT | 2.00 | 2.00 | 80 | 1993 | 1993 | 3 | 80 | 1,344 | |
| 2 | 0258 | PATIO | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 3 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,344

| 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.15 | 18,500.00 | 21,275.00 | 21,275 | | | | | | | |

REVIEW DATE 10/03/2023 BY TP Total Acres: 0.42 Total Land Value: 21,275 Market: 0 Agricultural: 0 Common: 21,275 PRINTED 11/17/2026 BY SYS