S DIV: LOT 5 BLOCK 5 LAKE VILLAS
343-648, DC 1231-2186, PB 1231-2

DOWNTOWN PROPERTIES OF NORTH FLORIDA LLC
568 SW ALAMO DR
LAKE CITY, FL 32025

**2027**

**00-00-00-14036-000**

## BUILDING CHARACTERISTICS

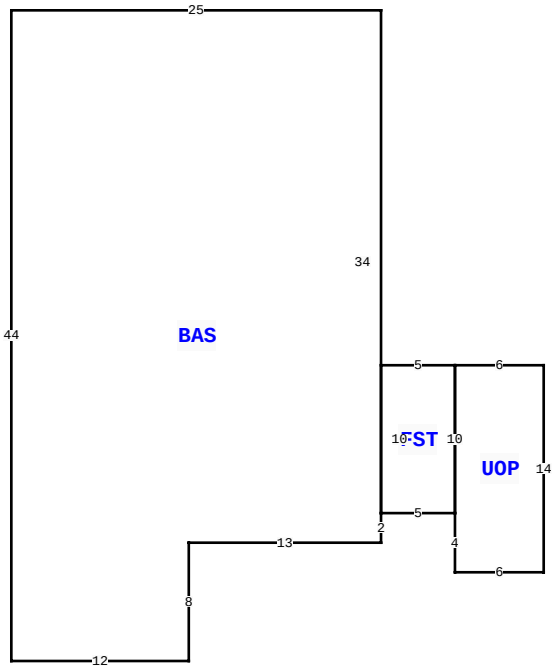
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 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 | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| 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 | 996 | 100 | | 996 | 13,191 |
| FST | 50 | 55 | | 28 | 371 |
| UOP | 84 | 20 | | 17 | 225 |
| TOTALS | 1,130 | | | 1,041 | 13,787 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,041 | 60.1992 | 66.22 | 68,935 | 1954 | 1960 | 0 | 0 | 50 | 35.00 | 20.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 996 HX Base Yr




568 SW ALAMO DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 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 | 0 | 21 | 21 | 441.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 882 | |
| 2 | 0080 | DECKING | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 13,787 |
| TOTAL MARKET OB/XF VALUE | 982 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 33,269 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 33,269 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 33,269 |
| TOTAL JUST VALUE | 33,269 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 33,519 |

BLDG:1:2: IS OWNED BY RENTERS

BLDG:1:1: OWNER SAYS THIS IS RENTED AND THE METAL

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1550/628 | 9/26/2025 | WD | U | I | 11 | 100 |
| GRANTOR: PEELER LESLIE EARL | | | | | | |
| GRANTEE: DOWNTOWN PROPERTIES | | | | | | |
| 1530/1692 | 12/30/2024 | QC | U | I | 11 | 100 |
| GRANTOR: MOORE RHODA J | | | | | | |
| GRANTEE: PEELER LESLIE EARL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 S44 E12 N8 E13 N2 FST= E5UOP= S4 E6 N14 W6 S10$ N10 W5 S10$ N34$.

## LAND DESCRIPTION

TOTAL OB/XF 982

| 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 | 92.00 | 115.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 10/25/2016 BY DF Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS