

S DIV: N 60 FT OF LOTS 20 & 21
 BLOCK E KRIPNERS S/D.
 ORB 684-125, 970-2570 & WD

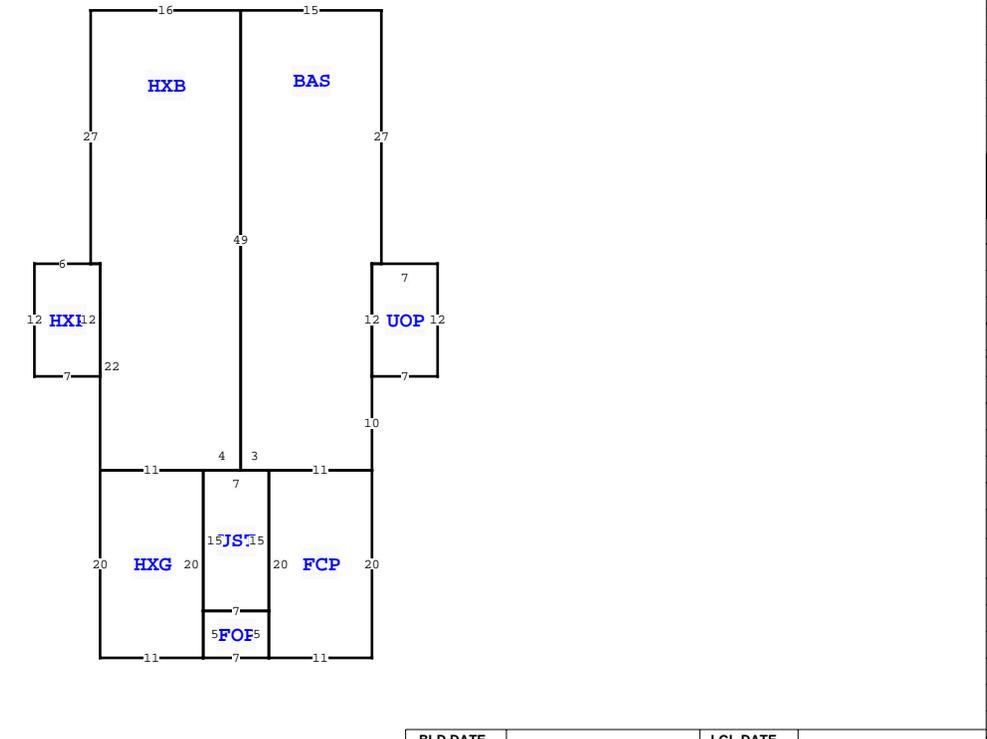
POLK CARY D
 603 SE CHURCH AVE APT#102
 LAKE CITY, FL 32024

2026

00-00-00-14207-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	03 MASONRY 100
Story Height	0 100
RMS	0 100
Stories	0 100
Units	2 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	51.86%	- 2013	84.12	147,210	1964	1964	0	0	50.00	50.00



Quality					
DOR CODE	0800				
MAP NUM	MKT AREA				
NEIGHBORHOOD/LOC	870317.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	713	100		713	29,989
FCP	220	25		55	2,314
FOP	35	30		10	421
HXB	762	100		762	32,050
HXG	220	55		121	5,090
HXP	84	30		25	1,052
UOP	84	20		17	715
UST	105	45		47	1,977
TOTALS	2,223			1,750	73,605

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		73,605
TOTAL MARKET OB/XF VALUE		850
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		86,455
SOH/AGL Deduction		17,124
ASSESSED VALUE		69,331
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		44,331
TOTAL JUST VALUE		86,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
548	MAINT/ALTR	50	12/14/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1244/1726	11/08/2012	WD Q	I	01		42,500
GRANTOR: JUNE N EPPERSON TSTEE						
GRANTEE: CARY D POLK						
0970/2570	12/10/2002	WD Q	I	03		100
GRANTOR: JUNE N EPPERSON						
GRANTEE: JUNE N EPPERSON TST						

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	0	0.00	0.00	100	0	0	3	100	150	
2	0169	FENCE/WOOD	0	100	0	0	0	0.00	0.00	100	2011	2011	3	100	100	
3	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2017	2017	3	100	600	

TOTAL OB/XF											
603 SE CHURCH AVE, LAKE CITY											
850											

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W15 HXB= W16 S27 HXP= W6 S12E7 N12 W1\$ E1 S22 HXG= S20 E11 N20 W11\$ E11 UST= S15 FOP= S5 E7 N5 W7\$ E7 N15 W7\$ E4 N49\$ S49 E3 FCP= S20 E11 N20 W11\$ E11 N10UOP= E7 N12 W7 S12\$ N12 E1 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	100		RSF-1	60.00	100.00	6,000.00	SF		1.00	1.00	1.00	2.00	2.00	12,000							