LOT 22 FRANK THOMAS S/D UNREC.
COMM SW COR OF NE1/4, RUN N 181
FOR POB, RUN S 181 FT, E 242 FT,

NEWSOME KYLE NICOLAS
1540 WENTWORTH AVE
JACKSONVILLE, FL 32259

2027

01-2S-17-04659-030

BUILDING CHARACTERISTICS

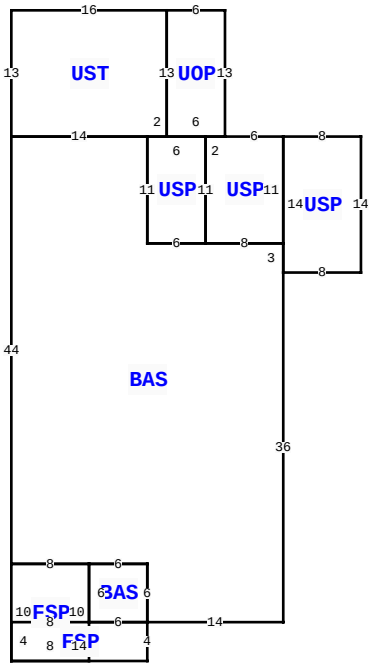
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36	100		36	877
BAS	1,162	100		1,162	28,310
FSP	56	40		22	536
FSP	80	40		32	780
UOP	78	20		16	390
USP	66	35		23	560
USP	88	35		31	755
USP	112	35		39	950
UST	208	45		94	2,290
TOTALS	1,886			1,455	35,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,455	63.2808	69.61	101,283	1940	1940	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 2025 Heated Area: 1198 HX Base Yr



393 NE PAULING LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	35,449
TOTAL MARKET OB/XF VALUE	823
TOTAL LAND VALUE - MARKET	8,000
TOTAL MARKET VALUE	44,272
SOH/AGL Deduction	0
ASSESSED VALUE	44,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,272
TOTAL JUST VALUE	44,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1413	10/29/2024	WD	U	I	12	46,300
GRANTOR: U.S. BANK NATIONAL AS						
GRANTEE: NEWSOME KYLE NICOLA						
1512/501	4/10/2024	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: U.S. BANK NATIONAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S44 FSP= S10 E8 N10 W8$ E8 BAS= S6 FSP= W8 S4 E14 N4 W6$ E6 N6 W6$ E6 S6 E14 N36 USP= E8 N14 W8 S14$ N3 USP= N11 W6 UOP= N13 W6 S13 E6$ W2 S11 E8$W8 USP= N11 W6 S11 E6$ W6 N11$UST= E2 N13 W16 S13 E14$.

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	0040	BARN,POLE	0	0	25	14	350.00	UT	1.20	1.20	100	0	0	3	100	420	
2	0296	SHED METAL	0	0	14	16	224.00	UT	1.80	1.80	100	0	0	3	100	403	

LAND DESCRIPTION

TOTAL OB/XF 823

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 01/02/2025 BY TP Total Acres: 1.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 11/17/2026 BY SYS