BEG NW COR OF SE1/4 OF NW1/4, RU
TO S R/W OF SR-247, SE 210 FT FO
NE 210 FT, SE 135 FT, SW 210 FT,

BLACK SANDRA
151 SW CARDINAL PL
LAKE CITY, FL 32025

**2027**

**01-4S-16-02649-000**

## BUILDING CHARACTERISTICS

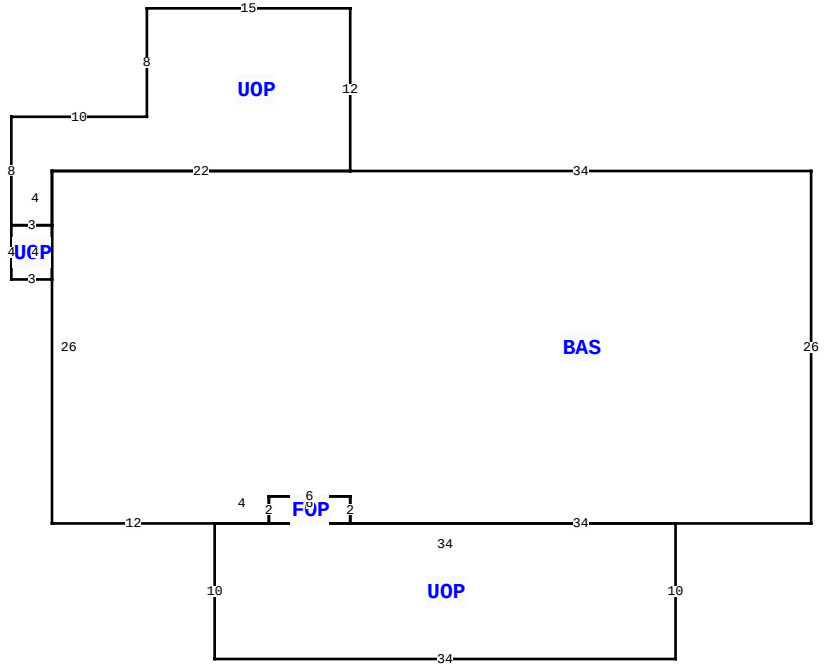
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 02 | WALL BD/WD 20 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 1416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,444 | 100 | | 1,444 | 92,912 |
| FOP | 12 | 30 | | 4 | 257 |
| UOP | 12 | 20 | | 2 | 129 |
| UOP | 232 | 20 | | 46 | 2,960 |
| UOP | 340 | 20 | | 68 | 4,375 |
| TOTALS | 2,040 | | | 1,564 | 100,633 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,564 | 89.9910 | 98.99 | 154,820 | 1981 | 1981 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1444 HX Base Yr




151 SW CARDINAL PL, 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 100 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 4 | 62 | 248.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 496 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 11 | 15 | 165.00 | UT | 7.50 | 7.50 | 75 | 1993 | 1993 | 3 | 75 | 928 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 20 | 20 | 400.00 | UT | 5.00 | 5.00 | 75 | 1993 | 1993 | 3 | 75 | 1,500 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 900 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |
| 7 | 0251 | LEAN TO W/ | 0 | 100 | 12 | 20 | 240.00 | UT | 3.50 | 3.50 | 100 | 2014 | 2014 | 3 | 100 | 840 | |
| 8 | 0031 | BARN,MT AE | 0 | 100 | 18 | 20 | 360.00 | UT | 11.00 | 11.00 | 100 | 2014 | 2014 | 3 | 100 | 3,960 | |
| 9 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 600.00 | 600.00 | 100 | 2024 | 2023 | | 100 | 600 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 100,633 |
| TOTAL MARKET OB/XF VALUE | | 9,524 |
| TOTAL LAND VALUE - MARKET | | 15,120 |
| TOTAL MARKET VALUE | | 125,277 |
| SOH/AGL Deduction | | 45,132 |
| ASSESSED VALUE | | 80,145 |
| TOTAL EXEMPTION VALUE | HX HB SX WX | 80,145 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 125,277 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 127,107 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 32334 | MAINT/ALTR | 30 | 09/25/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1540/2161 | 5/21/2025 | LE | U | I | 14 | 100 |

GRANTOR: BLACK SANDRA P (LE)

GRANTEE: BLACK WILLIAM LEE J

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W34 UOP= N12 W15 S8 W10 S8 UOP= S4 E3 N4 W3$ E3 N4 E22$ W22 S26 E12 UOP= S10 E34 N10 W34$ E4 FOP= E6 N2 W6 S2$ N2 E6 S2 E34 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 9,524

| 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 | 100 | | 00 | 0.00 | 0.00 | 0.56 | AC | | 1.00 | 1.00 | 1.50 | 18,000.00 | 27,000.00 | 15,120 | | | | | | | |

REVIEW DATE 08/22/2023 BY JB Total Acres: 0.56 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 11/17/2026 BY SYS