LOT 13 10TH FAIRWAY VILLAS S/D
642-383, 688-810, 743-712, 761-1

TEIXEIRA AURORA MARIA
147 SW WREN CT
LAKE CITY, FL 32025

2027

01-4S-16-02678-113

BUILDING CHARACTERISTICS

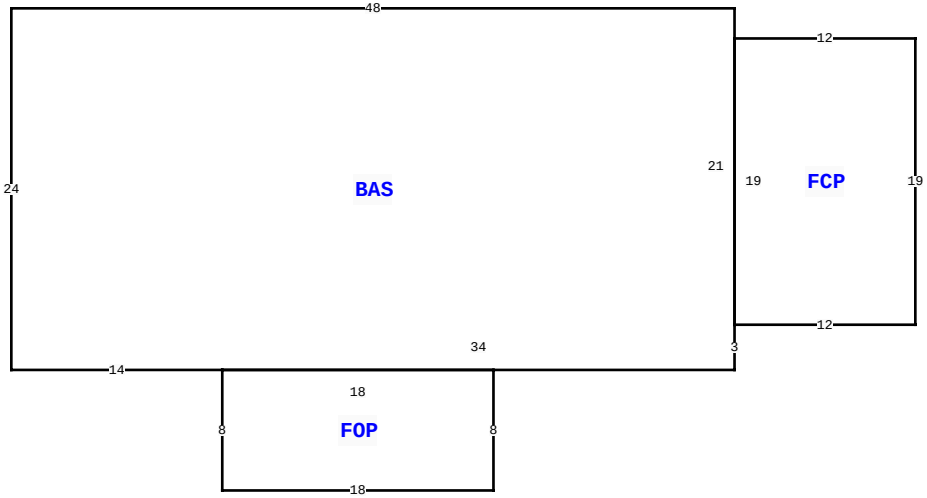
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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		1416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	93,925
FCP	228	25		57	4,647
FOP	144	30		43	3,506
TOTALS	1,524			1,252	102,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	1,252	119.9000	95.92	120,092	1986	2010	0	0	0	15.00	85.00

1 SFR/MH CON 0% - 2024 Heated Area: 1152 HX Base Yr



147 SW WREN CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	102,078
TOTAL MARKET OB/XF VALUE	2,935
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	127,513
SOH/AGL Deduction	0
ASSESSED VALUE	127,513
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,513
TOTAL JUST VALUE	127,513
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/329	7/28/2023	WD	Q	I	01	160,000
GRANTOR: MULLENS HOLDINGS, INC						
GRANTEE: TEIXEIRA AURORA MAR						
1496/324	7/28/2023	WD	U	I	11	100
GRANTOR: BAKER LISA A (FKA LIS						
GRANTEE: MULLENS HOLDINGS IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E14 FOP= S8 E18N8 W18$ E34 N3 FCP= E12 N19 W12 S19$ N21$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0296	SHED METAL	0	0	8	10	80.00	UT	12.00	12.00	100	1993	1993	3	100	960	
3	0120	CLFENCE 4	0	0	0	0	150.00	UT	6.50	6.50	100	2009	2009	3	100	975	

LAND DESCRIPTION

TOTAL OB/XF 2,935

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	0201	C	MOD HOME	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/28/2023 BY ME Total Acres: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS