LOT 15 10TH FAIRWAY VILLAS S/D

574-454, 802-556,557, 930-108, P

EAGLE CHRIS/CANNON CHARLOTE
117 SW WREN CT
LAKE CITY, FL 32025

2027

01-4S-16-02678-115

BUILDING CHARACTERISTICS

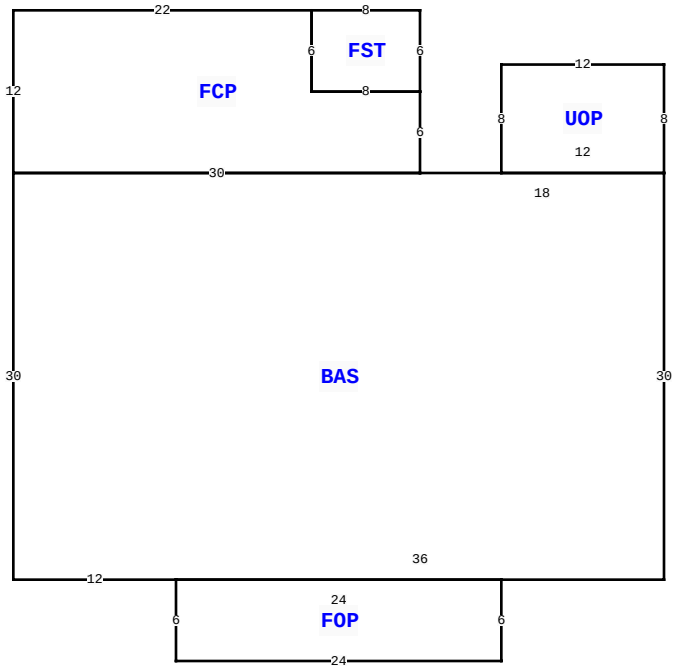
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,440	100		1,440	127,212
FCP	312	25		78	6,891
FOP	144	30		43	3,799
FST	48	55		26	2,297
UOP	96	20		19	1,678
TOTALS	2,040			1,606	141,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,606	123.5520	135.91	218,271	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1440 HX Base Yr



117 SW WREN CT, 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	550	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
4	0296	SHED METAL	0	0	6	10	60.00	UT	5.00	5.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	141,876
TOTAL MARKET OB/XF VALUE	2,650
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	162,526
SOH/AGL Deduction	0
ASSESSED VALUE	162,526
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,526
TOTAL JUST VALUE	162,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042811	Roof Replacement	7,800	09/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/666	8/25/2026	QC	U	I	11	100
GRANTOR: EGRET BIRD PROPERTIES						
GRANTEE: EAGLE CHRIS						
1331/0589	2/07/2017	WD	U	I	11	100
GRANTOR: TOM EAGLE						
GRANTEE: EGRET BIRD PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W12 S8 E12$ BAS= W18 FCP= N6 FST= N6 W8 S6 E8$ W8 N6 W22 S12 E30$ W30 S30 E12 FOP= S6 E24 N6 W24$ E36 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,650

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			0.00	0.00	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.17 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS