LOT 14 UNIT 1 CARTER ACRES S/D

468-88, 638-176, 789-1256,

FLEGERT JAMES V/FLEGERT JO ANN
483 NW ADRIENNE GLEN
LAKE CITY, FL 32055

2027

02-3S-16-01910-015

BUILDING CHARACTERISTICS

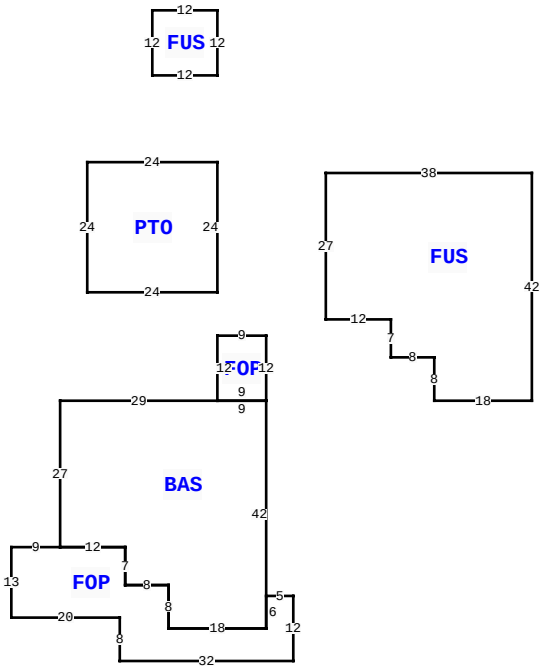
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	110,157
FOP	108	30		32	2,607
FOP	561	30		168	13,688
FUS	144	100		144	11,733
FUS	1,352	100		1,352	110,157
PTO	576	5		29	2,363
TOTALS	4,093			3,077	250,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,077	113.9556	125.35	385,702	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 2848 HX Base Yr 1996



483 NW ADRIENNE GLN, LAKE CITY

BLD DATE		LGL DATE	05/19/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	876.00	UT	1.50	1.50	100	1995	1995	3	100	1,314	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
7	0214	GRN HOUSE	0	100	18	20	360.00	UT	3.00	3.00	100	2013	2013	3	100	1,080	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		250,706
TOTAL MARKET OB/XF VALUE		6,694
TOTAL LAND VALUE - MARKET		38,488
TOTAL MARKET VALUE		295,888
SOH/AGL Deduction		84,019
ASSESSED VALUE		211,869
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,458
TOTAL JUST VALUE		295,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8446	SFR	78,000	06/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0789/1256	4/25/1994	WD	U	V	12	11,000
GRANTOR: MARTIN A & MILDRED E						
GRANTEE: JAMES V & JOANN FLE						
0469/0088	5/01/1981	AD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S27 FOP= W9 S13 E20S8 E32 N12 W5 S6 W18 N8 W8 N7 W12$ E12 S7 E8 S8 E18 N42 FOP= N12 W9 S12 E9$ W9$ PTR= E40 FUS= E18 N42 W38 S27 E12 S7 E8 S8$ W40$ PTR= N60 FUS= N12 W12 S12 E12$ S60$ PTR= N20 PTO= N24 W24 S24 E24$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 6,694

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		RSF/MH	0.00	0.00	5.66	AC		1.00	1.00	0.80	8,500.00	6,800.00	38,488							

REVIEW DATE 05/04/2023 BY JB Total Acres: 5.66 Total Land Value: 38,488 Market: 0 Agricultural: 0 Common: 38,488 PRINTED 11/17/2026 BY SYS