LOTS 1 & 2 WEST COLUMBIA ACRES S
444-81, LE 1344-578, DC 1484-544

HERRINGSHAW RICHARD/HERRINGSHAW LORADEL
163 SW ADVENTURE GLN
LAKE CITY, FL 32024

**2027**

**02-4S-15-00333-002**

## BUILDING CHARACTERISTICS

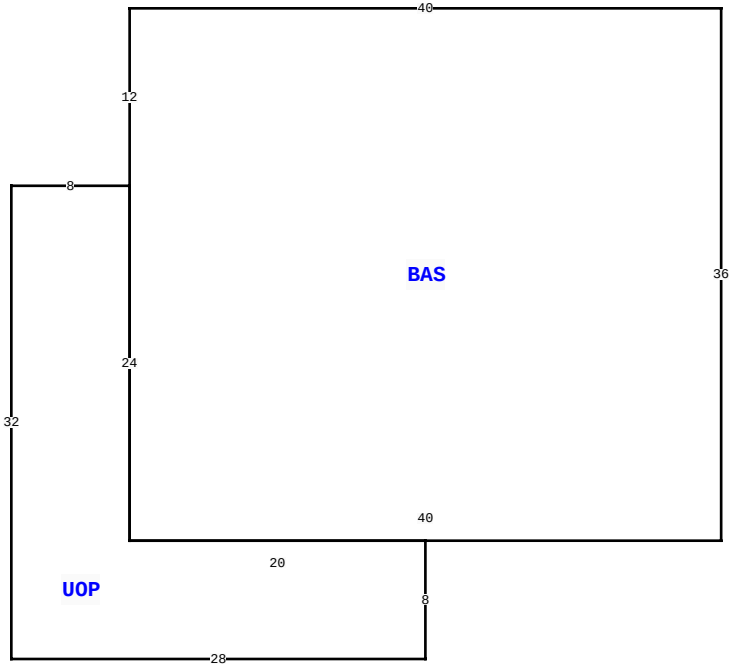
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 2. | 2. 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 01 |
| NEIGHBORHOOD/LOC | | 2415.0100 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,440 | 100 | | 1,440 | 100,601 |
| UOP | 416 | 20 | | 83 | 5,799 |
| TOTALS | 1,856 | | | 1,523 | 106,400 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,523 | 97.7130 | 107.48 | 163,692 | 1990 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1440 HX Base Yr




2024 SW KOONVILLE AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 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 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1982 | 1982 | 3 | 100 | 100 | |
| 2 | 0030 | BARN,MT | 0 | 0 | 0 | 0 | 1.00 | UT | 8,000.00 | 8,000.00 | 100 | 1996 | 1996 | 3 | 100 | 8,000 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 300 | |
| 4 | 0285 | SALVAGE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 500 | |
| 5 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 1,200 | |
| 6 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 600 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 106,400 |
| TOTAL MARKET OB/XF VALUE | 10,700 |
| TOTAL LAND VALUE - MARKET | 91,960 |
| TOTAL MARKET VALUE | 209,060 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 209,060 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 209,060 |
| TOTAL JUST VALUE | 209,060 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 211,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 11023 | PUMP/UTPOL | 30 | 04/12/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1344/0578 | 9/07/2017 | WD | U | I | 14 | 0 |

GRANTOR: CHARLES D & LOU ANN H

GRANTEE: RICHARD A HERRINGSH

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S12 UOP= W8 S32 E28 N8 W20 N24$ S24 E40 N36$.

## LAND DESCRIPTION

TOTAL OB/XF 10,700

| 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 | 0115 | C | SFR ACRES | 0 | | A-1 | 0.00 | 0.00 | 9.68 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 91,960 | | | | | | | |

REVIEW DATE 08/02/2023 BY JB Total Acres: 9.68 Total Land Value: 91,960 Market: 0 Agricultural: 0 Common: 91,960 PRINTED 11/17/2026 BY SYS