

COMM NE COR, RUN S 2652.09 FT, W
 OLD WIRE RD, N 159.65 FT FOR POB
 FT, W 254.22 FT, S 157.22 FT, E

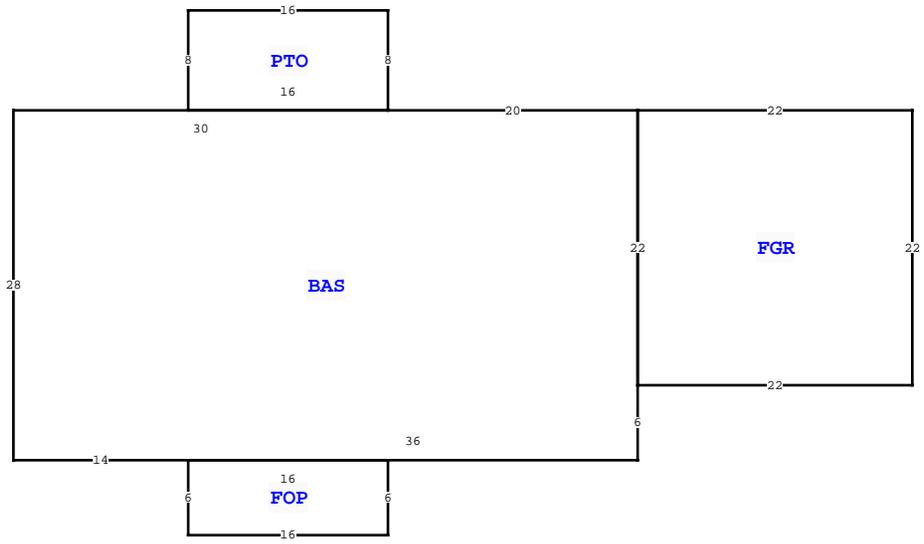
BELL ROBERT/BELL SANDY
 768 SW WALTER AVE
 LAKE CITY, FL 32024

2026

02-5S-16-03420-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
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	04	04	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,400	100	
FGR	484	55	
FOP	96	30	
PTO	128	5	
TOTALS	2,108		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,701	145.8050	166.22	282,740	1999	1999	0	0	35.00	65.00		
3 SINGLE FAM 0% - 2022 Heated Area: 1400 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		183,781	
TOTAL MARKET OB/XF VALUE		5,137	
TOTAL LAND VALUE - MARKET		17,854	
TOTAL MARKET VALUE		206,772	
SOH/AGL Deduction		0	
ASSESSED VALUE		206,772	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		206,772	
TOTAL JUST VALUE		206,772	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,567	
BLDG:2:1: MERI MH (RP'D-DREXAL/KARYN MADDOX)			
SALE:2:1: .0913 ACRES.			
XFOB:1:1: MAGNOLIA MH			
BLDG:1:1: MAGNOLIA MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054418	Solar Power Syste	66,197	11/06/2025
000049234	Roof Replacement	13,475	02/19/2024
14380	SFR	240	08/10/1998
12464	M H	125	04/29/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1184	12/17/2021	WD	U	I	38	210,000
GRANTOR: SHAHEEN DANIEL D						
GRANTEE: BELL ROBERT						
0878/1801	4/16/1999	WD	Q	I		86,900
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: SHAHEEN						

EXTRA FEATURES																	
L N	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	772.00	UT	1.50	1.50	100	1999	1999	3	100	1,158	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	0166	CONC,PAVMT	0	0	0	0	1,724.00	UT	2.25	2.25	100	2009	2009	3	100	3,879	
TOTALS																	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	0.91	AC		1.00	1.00	1.09	18,000.00	19,620.00	17,854							