

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

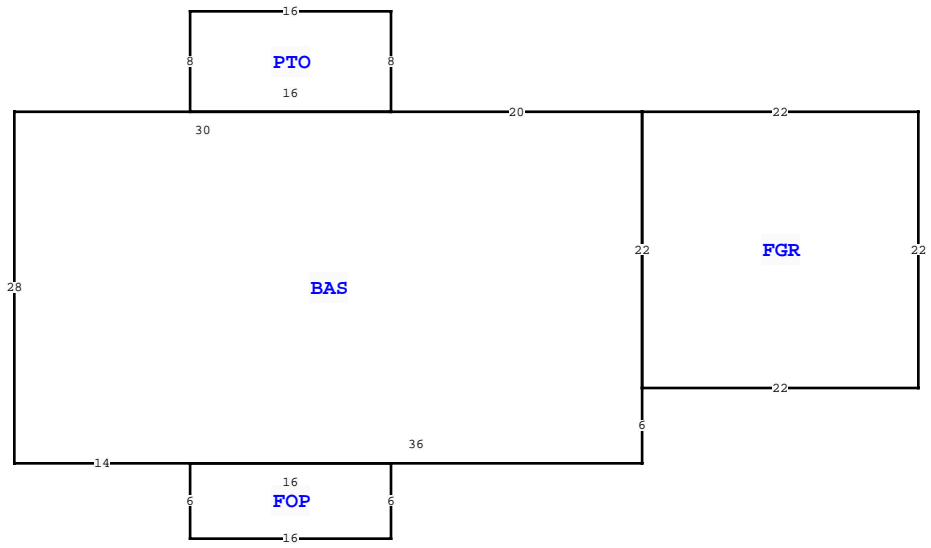
BELL ROBERT/BELL SANDY
 768 SW WALTER AVE
 LAKE CITY, FL 32024

2026

02-5S-16-03420-000


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
16	WD FR STUC 100		
08	IRREGULAR 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 50		
15	HARDTILE 50		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Frame		NONE 100
	Stories	1.	1. 100
	Architectual Units	05	CONV 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400 148,603
FGR	484	55	266 28,235
FOP	96	30	29 3,078
PTO	128	5	6 637
TOTALS	2,108		1,701 180,552

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	163.30	277,773	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		180,552	
TOTAL MARKET OB/XF VALUE		5,537	
TOTAL LAND VALUE - MARKET		17,854	
TOTAL MARKET VALUE		203,943	
SOH/AGL Deduction		0	
ASSESSED VALUE		203,943	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		203,943	
TOTAL JUST VALUE		203,943	
NCON VALUE		0	
INCOME VALUE		0	
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	500	
3	0166	CONC,PAVMT	0	0	0	0	1,724.00	UT	2.25	2.25	100	2009	2009	3	100	3,879	
TOTALS													5,537				

LAND DESCRIPTION																								
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							