LOT 24 SUZANNE S/D UNIT 1.

ORB 522-434, 802-99, 803-93, 971

SCOTT KAITLIN
169 SE CAROB GLN
LAKE CITY, FL 32025-1809

2027

03-4S-17-07570-024

BUILDING CHARACTERISTICS

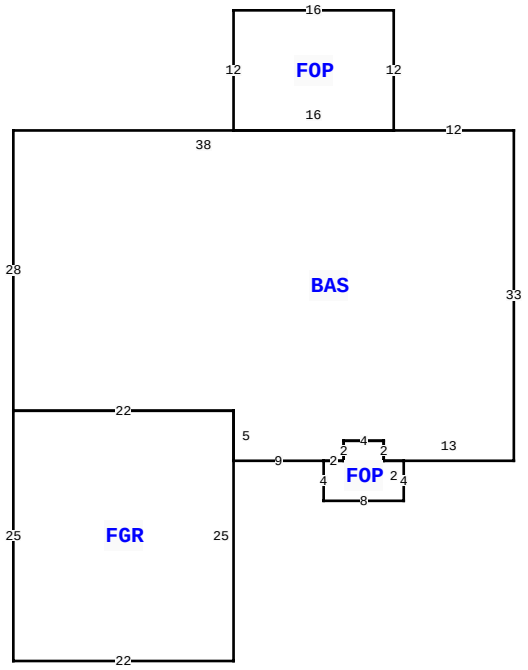
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		3417.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100		1,532	164,310
FGR	550	55		302	32,390
FOP	40	30		12	1,287
FOP	192	30		58	6,221
TOTALS	2,314			1,904	204,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,904	120.3741	132.41	252,109	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2020 Heated Area: 1532 HX Base Yr 2020



169 SE CAROB GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		204,208
TOTAL MARKET OB/XF VALUE		2,370
TOTAL LAND VALUE - MARKET		28,125
TOTAL MARKET VALUE		234,703
SOH/AGL Deduction		71,600
ASSESSED VALUE		163,103
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,692
TOTAL JUST VALUE		234,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23921	SFR	512	12/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1813	8/30/2021	QC	U	I	11	100
GRANTOR: COLLIER BRIANA						
GRANTEE: SCOTT KAITLIN						
1385/2585	5/31/2019	WD	Q	I	01	173,000
GRANTOR: RONALD G & ANITA M HA						
GRANTEE: KAITLIN SCOTT & BRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N12 W16 S12 E16$ W38 S28 FGR= S25 E22 N25 W22$E22 S5 E9 FOP= S4 E8 N4 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E13 N33$.

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	100	0	0	948.00	UT	2.50	2.50	100	2006	2006	3	100	2,370	

LAND DESCRIPTION

TOTAL OB/XF 2,370

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	22,500.00	28,125.00	28,125							

REVIEW DATE 02/27/2017 BY DF Total Acres: 0.70 Total Land Value: 28,125 Market: 0 Agricultural: 0 Common: 28,125 PRINTED 10/01/2026 BY SYS