LOT 27 SUZANNE S/D UNIT 1 &
PART OF LOT 28 SUZANNE S/D
UNIT 1 DESC AS: BEG SW COR OF

YOUNG THOMAS V/YOUNG DIEDRI C
113 SE CAROB GLN
LAKE CITY, FL 32025

2027

03-4S-17-07570-027

BUILDING CHARACTERISTICS

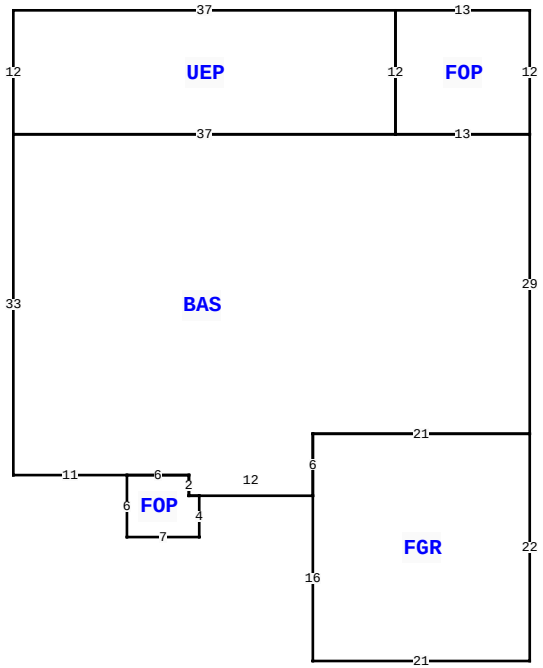
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	01	01 100
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	1,590	100		1,590	175,593
FGR	462	55		254	28,050
FOP	40	30		12	1,325
FOP	156	30		47	5,190
UEP	444	60		266	29,375
TOTALS	2,692			2,169	239,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,169	123.9480	136.34	295,721	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2009 Heated Area: 1590 HX Base Yr 2009



113 SE CAROB GLN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	0166	CONC,PAVMT	0	100	0	0	900.00	UT	3.00	3.00	100	2006	2006	3	100	2,700	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	239,534
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	281,034
SOH/AGL Deduction	176,223
ASSESSED VALUE	104,811
TOTAL EXEMPTION VALUE	HX HB VX 13 104,811
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	281,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051010	Electrical Servic	0	10/11/2024
000042404	Roof Replacement	11,730	07/27/2021
27488	POOL ENCL	230	11/20/2008
23591	SFR	500	12/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1227/2406	1/10/2012	WD	U	I	11	100
GRANTOR: SHIRLEY HOFFMANN						
GRANTEE: THOMAS V & DIEDRI C						
1226/2737	12/15/2011	WD	U	I	11	100
GRANTOR: SHIRLEY HOFFMANN						
GRANTEE: THOMAS & DIEDRI YOU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UEP= N12 W37 S12 E37$ W37 S33 E11 FOP= S6 E7 N4 W1 N2 W6$ E6 S2 E12 FGR= S16 E21 N22 W21 S6$ N6 E21 N29$ FOP= N12 W13 S12 E13$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	18,500.00	23,125.00	23,125							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	18,500.00	13,875.00	13,875							

REVIEW DATE 11/26/2024 BY TW Total Acres: 1.26 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/17/2026 BY SYS