

BEG AT THE NW COR OF LOT 24
SUZANNE S/D UT 1, RUN S 40 DEG
W 97.36 FT TO W LINE OF NE1/4,

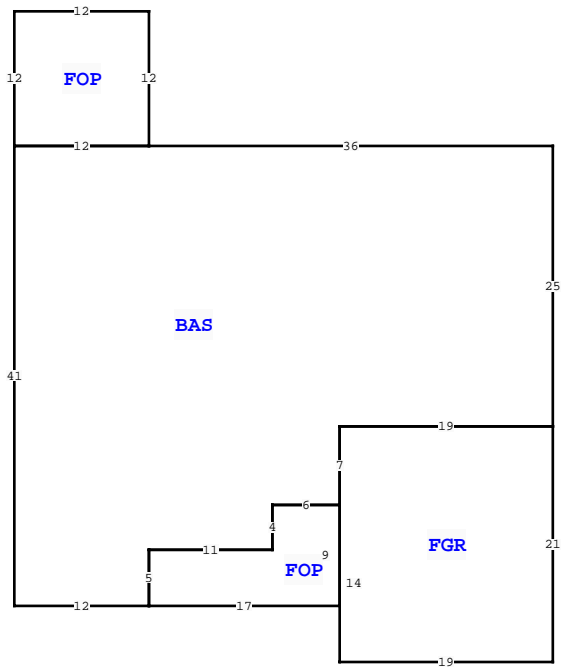
WILLIAMS CORAL
231 SE CAROB GLN
LAKE CITY, FL 32025

2026

03-4S-17-07570-923

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	11	CLAY TILE	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	3417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,555	100	
FGR	399	55	
FOP	109	30	
FOP	144	30	
TOTALS	2,207		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2007	129.95	240,408	2006	2006	0	0	19.00	81.00
			Heated Area: 1555			HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			194,730
TOTAL MARKET OB/XF VALUE			2,425
TOTAL LAND VALUE - MARKET			23,125
TOTAL MARKET VALUE			220,280
SOH/AGL Deduction			82,699
ASSESSED VALUE			137,581
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			86,170
TOTAL JUST VALUE			220,280
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23952	SFR	671	12/09/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1163/0711	12/02/2008	WD	Q	I	01	0
GRANTOR: SHERREL WILLIAMS						
GRANTEE: CORAL WILLIAMS						
1087/0889	6/12/2006	WD	Q	I		184,900
GRANTOR: AARON SIMQUE HOMES						
GRANTEE: CORAL & SHERREL WIL						

EXTRA FEATURES		231 SE CAROB GLN, LAKE CITY															
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	100	0	0	890.00	UT	2.50	2.50	100	2006	2006	3	100	2,225	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION		TOTAL OB/XF												2,425										
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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

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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							