WEST 30 FT OF LOT 2, BLK B, SMIT
AT NW COR OF LOT 2, RUN W 173.70 FT, E 173.70 FT, NORTH 216.05 FT

AARON THEODORE SR
7150 NW 21ST CT
SUNRISE, FL 33313-3831

**2027**

**03-4S-17-07592-031**

## BUILDING CHARACTERISTICS

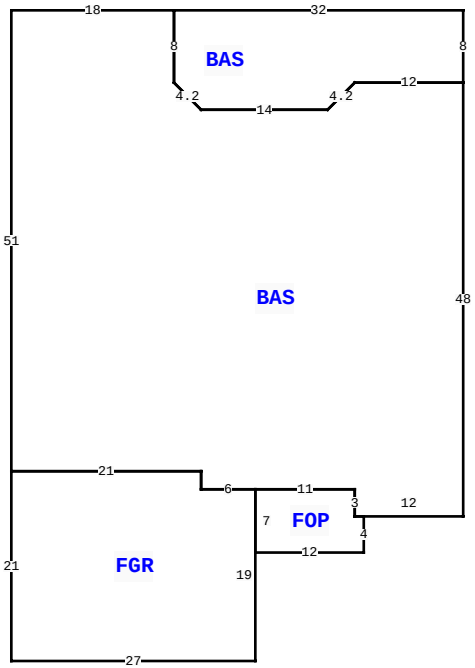
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 15 | HARDTILE 40 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 307 | 100 | | 307 | 28,961 |
| BAS | 2,337 | 100 | | 2,337 | 220,464 |
| FGR | 555 | 55 | | 305 | 28,772 |
| FOP | 81 | 30 | | 24 | 2,264 |
| TOTALS | 3,280 | | | 2,973 | 280,462 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,973 | 110.7740 | 121.85 | 362,260 | 2004 | 2004 | 0 | 0 | 0 | 22.58 | 77.42 |

1 SINGLE FAM 100% - 2005 Heated Area: 2644 HX Base Yr 2005




448 SE FAYE LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 | 1,371.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 2,742 | |
| 2 | 0140 | CLFENCE 6 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 650 | |
| 3 | 0140 | CLFENCE 6 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 650 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 280,462 |
| TOTAL MARKET OB/XF VALUE | | 4,342 |
| TOTAL LAND VALUE - MARKET | | 17,044 |
| TOTAL MARKET VALUE | | 301,848 |
| SOH/AGL Deduction | | 84,618 |
| ASSESSED VALUE | | 217,230 |
| TOTAL EXEMPTION VALUE | HX HB WR | 56,411 |
| BASE TAXABLE VALUE | | 160,819 |
| TOTAL JUST VALUE | | 301,848 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 306,957 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052793 | Roof Replacement | 20,061 | 04/02/2025 |
| 37851 | REMODEL | 0 | 03/11/2019 |
| 21535 | SFR | 662 | 02/20/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1513/468 | 4/01/2024 | LE | U | I | 14 | 100 |
| GRANTOR: AARON THEODODRE SR | | | | | | |
| GRANTEE: AARON THEODORE SR ( | | | | | | |
| 1002/0579 | 12/15/2003 | WD | Q | V | | 12,000 |
| GRANTOR: JEFFERY HILL | | | | | | |
| GRANTEE: AARON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 S51 FGR= S21 E27 N19 W6 N2 W21$ E21 S2 E6 FOP= S7 E12 N4 W1 N3 W11$ E11 S3 E12 N48 BAS= N8 W32 S8 D3 R3 E14 R3 U3 E12$ W12 D3 L3 W14 L3 U3 N8$.

## LAND DESCRIPTION

TOTAL OB/XF 4,342

| 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 | | | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.25 | 13,500.00 | 16,875.00 | 17,044 | | | | | | | |

REVIEW DATE 05/19/2025 BY chuck Total Acres: 1.01 Total Land Value: 17,044 Market: 0 Agricultural: 0 Common: 17,044 PRINTED 11/17/2026 BY SYS