LOT 7 BLOCK A EASTSIDE VILLAGE U
788-685, DC 900-338, CT 1318-267

HUNTER TERRY L/HUNTER JILL
719 SW MCFARLANE AVE
LAKE CITY, FL 32025

**2027**

**03-4S-17-07592-107**

## BUILDING CHARACTERISTICS

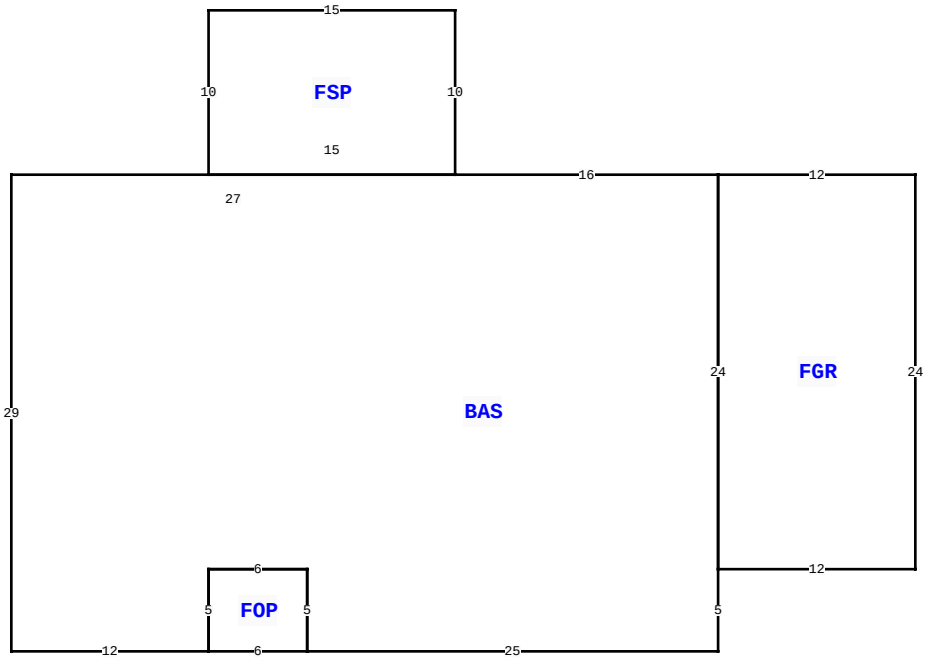
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 3417.1100 | 1.10/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,217 | 100 | | 1,217 | 96,912 |
| FGR | 288 | 55 | | 158 | 12,582 |
| FOP | 30 | 30 | | 9 | 717 |
| FSP | 150 | 40 | | 60 | 4,778 |
| TOTALS | 1,685 | | | 1,444 | 114,988 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,444 | 101.2500 | 122.51 | 176,904 | 1994 | 1994 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1217 HX Base Yr




259 SE ROSEWOOD CIR, 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 | 0 | 0 | 0 | 429.00 | UT | 1.50 | 1.50 | 100 | 0 | 0 | 3 | 100 | 644 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 114,988 |
| TOTAL MARKET OB/XF VALUE | 644 |
| TOTAL LAND VALUE - MARKET | 24,750 |
| TOTAL MARKET VALUE | 140,382 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 140,382 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 140,382 |
| TOTAL JUST VALUE | 140,382 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 142,475 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048835 | Roof Replacement | 14,226 | 12/12/2023 |
| 8283 | SFR | 36,000 | 04/19/1994 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1503/1129 | 11/22/2023 | WD | Q | I | 01 | 152,500 |
| GRANTOR: HENDERSON CARMELA F | | | | | | |
| GRANTEE: HUNTER TERRY L | | | | | | |
| 1422/2007 | 10/26/2020 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (PAUL | | | | | | |
| GRANTEE: CARMELA F HENDERSON | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W16 FSP= N10 W15 S10 E15$ W27 S29 E12 FOP= E6 N5 W6 S5$ N5 E6 S5 E25 N5 FGR= E12 N24 W12 S24$ N24$.

## LAND DESCRIPTION

TOTAL OB/XF 644

| 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 | 0 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 22,500.00 | 24,750.00 | 24,750 | | | | | | | |

REVIEW DATE 01/30/2024 BY JS Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS