COMM 465.47 FT E OF NW COR OF
SEC, RUN S 30.01 FT FOR POB,
RUN E 285.46 FT, S 155 FT, W

LINGER VALLI ANN
210 SW JOYCE GLN
LAKE CITY, FL 32024

**2027**

**03-5S-16-03457-033**

## BUILDING CHARACTERISTICS

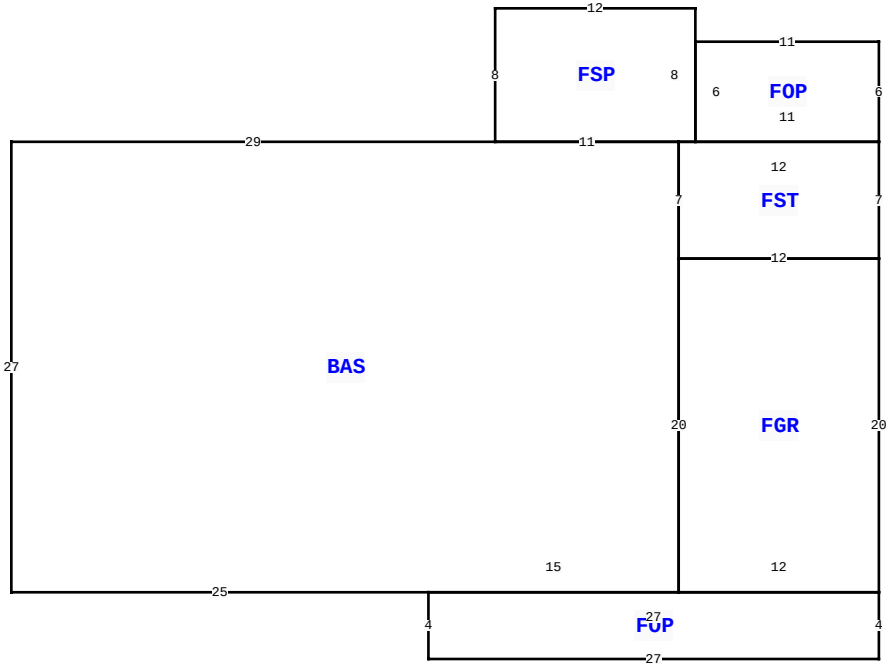
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 04 | PLYWOOD 20 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 06 | VINYL ASB 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 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 01 |
| NEIGHBORHOOD/LOC | 3516.0400 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,080 | 100 | | 1,080 | 94,903 |
| FGR | 240 | 55 | | 132 | 11,599 |
| FOP | 66 | 30 | | 20 | 1,758 |
| FOP | 108 | 30 | | 32 | 2,812 |
| FSP | 96 | 40 | | 38 | 3,339 |
| FST | 84 | 55 | | 46 | 4,042 |
| TOTALS | 1,674 | | | 1,348 | 118,453 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,348 | 122.9000 | 135.19 | 182,236 | 1977 | 1977 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 1080 HX Base Yr 2017




210 SW JOYCE GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/16/2026 MLU |
| 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 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 2 | 0021 | BARN,FR AE | 0 | 100 | 22 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,000 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2026 | 2025 | | 100 | 2,500 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 118,453 |
| TOTAL MARKET OB/XF VALUE | 3,600 |
| TOTAL LAND VALUE - MARKET | 23,000 |
| TOTAL MARKET VALUE | 145,053 |
| SOH/AGL Deduction | 63,596 |
| ASSESSED VALUE | 81,457 |
| TOTAL EXEMPTION VALUE | HX HB WX SX 81,457 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 145,053 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 147,209 |

LAND:1:1: 1.02 AC.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052852 | Roof Replacement | 13,200 | 04/08/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1330/1817 | 2/06/2017 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: VALLI ANN LINGER (5 | | | | | | |
| 1329/0498 | 1/13/2017 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: VALLI ANN LINGER (5 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W29 S27 E25 FOP= S4 E27N4 W27$ E15 FGR= E12 N20 W12 S20$ N20 FST= E12 N7 W12 S7$ N7 FSP= E1 FOP= E11 N6 W11 S6$ N8 W12 S8 E11$ W11$.

## LAND DESCRIPTION

TOTAL OB/XF 3,600

| 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 | | 00 | 285.00 | 155.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 23,000 | | | | | | | |

REVIEW DATE 04/14/2025 BY chuck Total Acres: 1.01 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/16/2026 BY SYS