LOTS 1 & 2 LILLIAN ACRES S/D.
541-106, 573-475, 693-36, 817-10

KIGHT-FITZ ROBERT PEARCE
498 SW JIM WITT RD
LAKE CITY, FL 32025

**2027**

**03-5S-17-09101-001**

## BUILDING CHARACTERISTICS

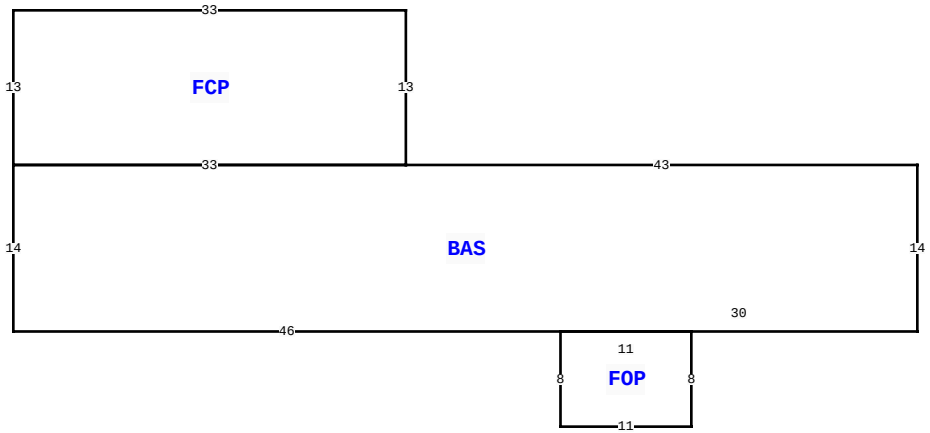
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 3517.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,064 | 100 | | 1,064 | 30,362 |
| FCP | 429 | 25 | | 107 | 3,053 |
| FOP | 88 | 35 | | 31 | 885 |
| TOTALS | 1,581 | | | 1,202 | 34,300 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,202 | 118.9000 | 71.34 | 85,751 | 1990 | 1990 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2022 Heated Area: 1064 HX Base Yr




498 SW JIM WITT RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 0294 | SHED WOOD/ | 0 | 0 | 11 | 36 | 396.00 | UT | 0.75 | 0.75 | 100 | 0 | 0 | 3 | 100 | 297 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 36 | 43 | 1.00 | UT | 0.00 | 0.00 | 100 | 1990 | 1990 | 3 | 100 | 1,800 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 10 | 12 | 120.00 | UT | 7.50 | 7.50 | 50 | 2004 | 2004 | 3 | 50 | 450 | |
| 5 | 0040 | BARN,POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 600 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 34,300 |
| TOTAL MARKET OB/XF VALUE | 10,147 |
| TOTAL LAND VALUE - MARKET | 47,610 |
| TOTAL MARKET VALUE | 77,247 |
| SOH/AGL Deduction | 5,002 |
| ASSESSED VALUE | 72,245 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 72,245 |
| TOTAL JUST VALUE | 92,057 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 92,057 |

XFOB:1:1: FLEETWOOD MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1433/985 | 3/25/2021 | WD | U | I | 11 | 100 |
| GRANTOR: KIGHT-FITZ KRISTAL | | | | | | |
| GRANTEE: KIGHT-FITZ ROBERT P | | | | | | |
| 0817/1062 | 2/05/1996 | WD | Q | I | | 43,000 |
| GRANTOR: OSCAR & MARY GOLDEN | | | | | | |
| GRANTEE: KRISTAL FITZ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W43 FCP= N13 W33 S13 E33$ W33 S14 E46 FOP= S8 E11 N8 W11$ E30 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 10,147

| 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 | 0200 | C | MBL HM | 0 | | 00 | 0.00 | 0.00 | 2.47 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 32,110 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | | | | 1.55 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 690 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | | | 1.55 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 15,500 | | | | | | | |

REVIEW DATE 07/20/2017 BY BC Total Acres: 4.02 Total Land Value: 32,800 Market: 15,500 Agricultural: 690 Common: 32,110 PRINTED 11/17/2026 BY SYS