LOT 1 BLOCK A MARION PLACE PHASE
923-1953, WD 1085-989, WD 1262-2

PERRY LASHAUN F
1784 SW PALOMA CT
LAKE CITY, FL 32025

2027

05-4S-17-07610-301

BUILDING CHARACTERISTICS

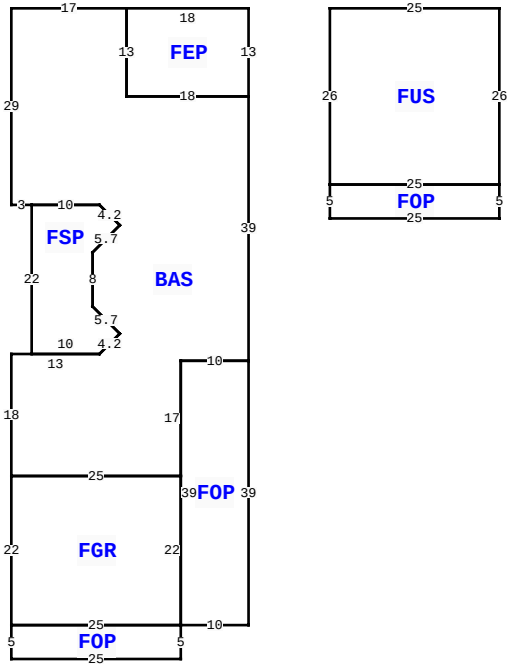
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	178,352
FEP	234	80		187	19,436
FGR	550	55		302	31,388
FOP	125	30		38	3,950
FOP	125	30		38	3,950
FOP	390	30		117	12,161
FSP	229	40		92	9,562
FUS	650	100		650	67,558
TOTALS	4,019			3,140	326,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,140	125.9783	138.58	435,141	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 2366 HX Base Yr 2024



1784 SW PALOMA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		326,356
TOTAL MARKET OB/XF VALUE		1,770
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		346,626
SOH/AGL Deduction		0
ASSESSED VALUE		346,626
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		295,215
TOTAL JUST VALUE		346,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1869	ADDN SFR	572	07/31/2000
00774			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/62	9/15/2023	WD	Q	I	01	387,000
GRANTOR: BYRD AMY						
GRANTEE: PERRY LASHUAN F						
1402/0238	12/19/2019	WD	Q	I	01	237,000
GRANTOR: KARL & GINGER SAULT						
GRANTEE: BRADLEY & AMY BYRD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S29 E3 FSP= S22 E10 R3 U3 U4 L4 N8 R4 U4 U3 L3 W10$ E10 R3 D3 D4 L4 S8 R4 D4 D3 L3 W13 S18 FGR= S22 FOP= S5 E25 N5 W25$ E25 FOP= E10 N39 W10 S39$ N22 W25$ E25 N17 E10 N39 FEP= N13 W18 S13 E18$ W18 N13$ PTR= E30 FUS= S26 FOP= S5 E25 N5 W25$ E25 N26 W25$ W30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	380.00	UT	1.50	1.50	100	2000	2000	3	100	570	

LAND DESCRIPTION

TOTAL OB/XF 1,770

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			42.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/13/2024 BY JS Total Acres: 0.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS