LOT 8 MARION PLACE S/D BLOCK A P

WD 1014-2113, DC 1483-2602, WD 1

BROWN TOM W REVOCABLE LIVING TRUST DATED MARCH 20,
4641 W US HIGHWAY 90
LAKE CITY, FL 32055

2027

05-4S-17-07610-308

BUILDING CHARACTERISTICS

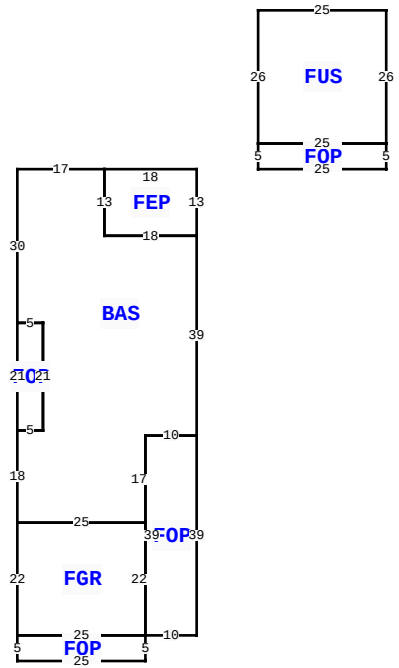
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,906	100		1,906	204,270
FEP	234	80		187	20,041
FGR	550	55		302	32,366
FOP	105	30		32	3,430
FOP	125	30		38	4,072
FOP	125	30		38	4,072
FOP	390	30		117	12,539
FUS	650	100		650	69,662
TOTALS	4,085			3,270	350,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,270	124.9088	137.40	449,298	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 0% - 2024 Heated Area: 2556 HX Base Yr



1840 SW PALOMA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0	0	0	454.00	UT	2.00	2.00	100	2003	2003	3	100	908	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	350,452
TOTAL MARKET OB/XF VALUE	908
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	369,860
SOH/AGL Deduction	0
ASSESSED VALUE	369,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,860
TOTAL JUST VALUE	369,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046465	Roof Replacement	16,500	02/07/2023
2424	SFR	540	02/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/214	1/30/2023	WD	U	I	11	100
GRANTOR: HOURY MARY						
GRANTEE: BROWN TOM W REVOCAB						
1483/2603	1/30/2023	WD	Q	I	01	360,000
GRANTOR: HOURY MARY						
GRANTEE: BROWN TOM W REVOCAB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S30 FOP= S21 E5 N21 W5$ E5 S21 W5 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 FOP= E25 N5 FUS= N26 W25 S26 E25$ W25 S5$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 908

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

REVIEW DATE 02/22/2023 BY ME Total Acres: 0.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS