LOT 9 MARION PLACE S/D BLOCK B P
WD 1047-2063, WD 1398-2336, WD 1

RUST JAMES DALE SR
1849 SW PALOMA CT
LAKE CITY, FL 32025

2027

05-4S-17-07610-359

BUILDING CHARACTERISTICS

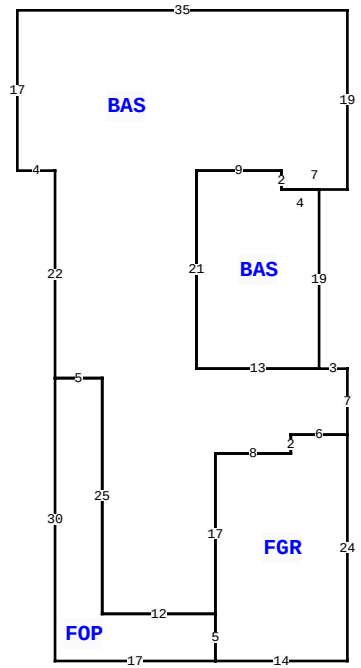
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	265	100		265	28,606
BAS	1,355	100		1,355	146,266
FGR	320	55		176	18,999
FOP	210	30		63	6,800
TOTALS	2,150			1,859	200,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,859	124.2202	136.64	254,014	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2022 Heated Area: 1620 HX Base Yr 2022



1849 SW PALOMA CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		200,671
TOTAL MARKET OB/XF VALUE		2,560
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		221,731
SOH/AGL Deduction		45,041
ASSESSED VALUE		176,690
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		120,279
TOTAL JUST VALUE		221,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047015	Roof Replacement	12,000	04/20/2023
2810	SFR	262	10/31/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/2540	4/22/2021	WD	Q	I	01	193,500
GRANTOR: STREICHER MICHAEL						
GRANTEE: RUST JAMES DALE SR						
1398/2336	11/14/2019	WD	Q	I	01	143,000
GRANTOR: K C TROWELL						
GRANTEE: MICHAEL STREICHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W35 S17 E4 S22 E5 S25 E12 N17 E8 N2 E6 N7 W3 W13 N21 E9 S2 E7 N19 $
FGR=[ORIG=-14,64] S5 E14 N24 W6 S2 W8 S17 $
BAS=[ORIG=-3,38] N19 W4 N2 W9 S21 E13 $
FOP=[ORIG=-31,39] S30 E17 N5 W12 N25 W5 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	280.00	UT	2.00	2.00	100	2004	2004	3	100	560	

LAND DESCRIPTION

TOTAL OB/XF 2,560

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			0.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/22/2023 BY jerry Total Acres: 0.09 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS