LOT 9 BLOCK 3 BARDIN TERRACE S/D
354-2, 953-1604, 971-1430, 977-3

MITCHELL DAVID D/MITCHELL BENITA G
9689 NW 38TH TER
BRANFORD, FL 32008

2027

05-4S-17-07636-000

BUILDING CHARACTERISTICS

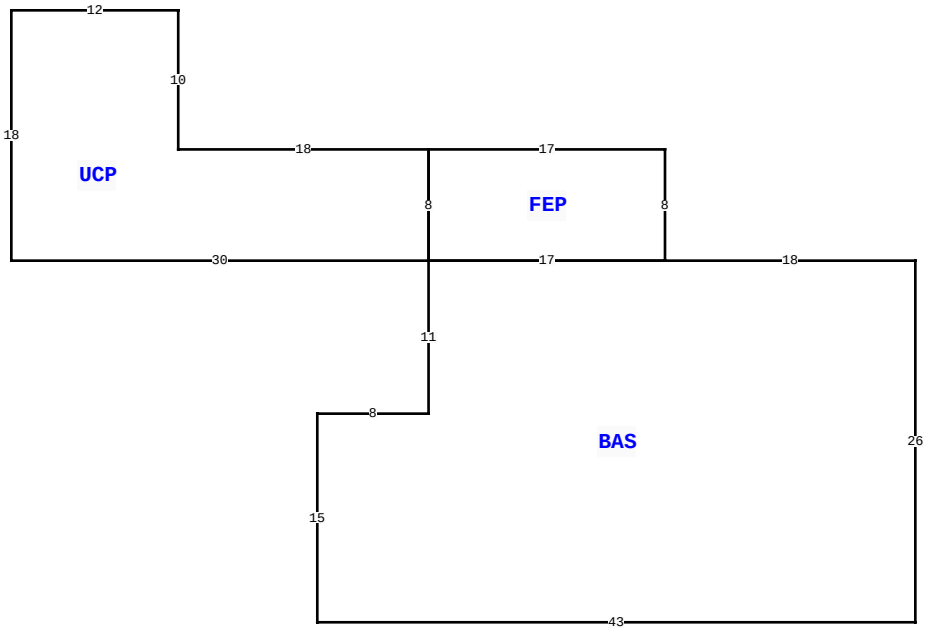
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	5417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,030	100		1,030	81,967
FEP	136	80		109	8,674
UCP	360	20		72	5,730
TOTALS	1,526			1,211	96,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,211	111.3000	122.43	148,263	1952	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1030 HX Base Yr



1085 SW CASTLE HEIGHTS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	96,371
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	14,050
TOTAL MARKET VALUE	111,021
SOH/AGL Deduction	0
ASSESSED VALUE	111,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,021
TOTAL JUST VALUE	111,021
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043957	Roof Replacement	6,000	03/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0516	7/07/2020	WD	U	I	18	73,000
GRANTOR: FANNIE MAE AKS FEDERA						
GRANTEE: DAVID D & BENITA G						
1406/1914	2/27/2020	QC	U	I	11	65,400
GRANTOR: JOHN D MASTERSON						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FEP= N8 W17 S8 E17$ W17 UCP= N8 W18 N10 W12 S18 E30$ S11 W8 S15 E43 N26$.

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	0296	SHED METAL	0	0	10	10	100.00	UT	5.00	5.00	100	2003	2003	3	100	500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 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	0		*RSF-2	200.00	112.00	11,240.00	SF		1.00	1.00	1.00	1.25	1.25	14,050							

REVIEW DATE 09/29/2016 BY DF Total Acres: 0.26 Total Land Value: 14,050 Market: 0 Agricultural: 0 Common: 14,050 PRINTED 11/17/2026 BY SYS