

LOT 7 BLOCK 20 LAKE FOREST S/D
 PLAT 2 UNIT 4.
 751-1560, WD 1050-2659, WD

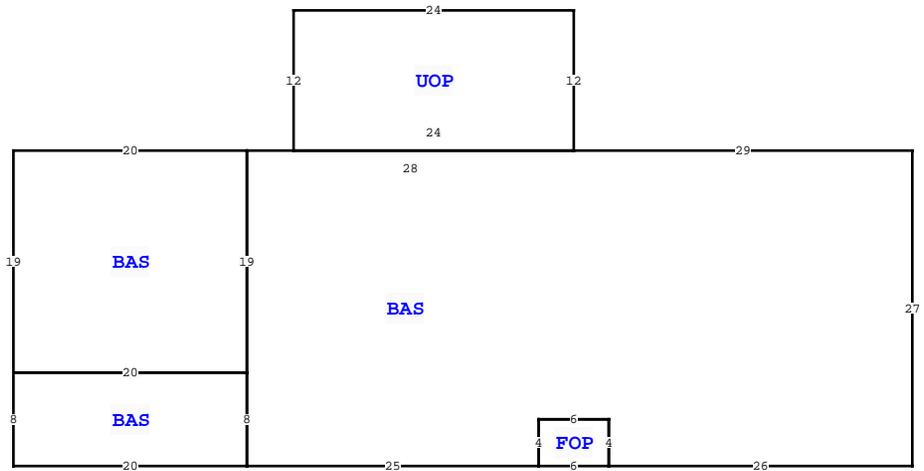
CONOVER DEANNA
 1335 SW MCFARLANE AVE
 LAKE CITY, FL 32025

2026

06-4S-17-07950-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 90	
Exterior Wall	32	HARDIE BRD 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural	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	6417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	160	100	
BAS	380	100	
BAS	1,515	100	
FOP	24	30	
UOP	288	20	
TOTALS	2,367		2,120 176,205

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2020		127.87	271,084	1968	1968	0	0	35.00	65.00
Heated Area: 2055 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	176,205		
TOTAL MARKET OB/XF VALUE	1,300		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	196,005		
SOH/AGL Deduction	55,040		
ASSESSED VALUE	140,965		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	89,554		
TOTAL JUST VALUE	196,005		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	196,005		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
884	ADDN SFR	0	06/20/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/1020	8/14/2019	WD Q	Q	I	01	140,000

GRANTOR: JESSIE & NYCULA RANDL
 GRANTEE: DEANNA CONOVER
 1050/2659 6/29/2005 WD Q I 100,000
 GRANTOR: DARBY
 GRANTEE: RANDLE

EXTRA FEATURES																	
L N	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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	1998	1998	3	100	150	
3	0262	PRCH, FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W29 UOP= N12 W24 S12 E24\$ W28 BAS= W20 S19 E20 N19\$ S19 BAS= W20 S8 E20 N8\$ S8 E25 FOP= E6 N4 W6S4\$ N4 E6S4 E26 N27\$.			

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		*RSF	-225.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							