COMM NW COR OF SW1/4 OF NE1/4, R
POB, CONT E 222 FT, S 196 FT, W
TO POB. (LOT 5 TINA'S S/D).

WATERS MARY K
289 SW TINA GLN
LAKE CITY, FL 32024

2027

06-5S-17-09133-000

BUILDING CHARACTERISTICS

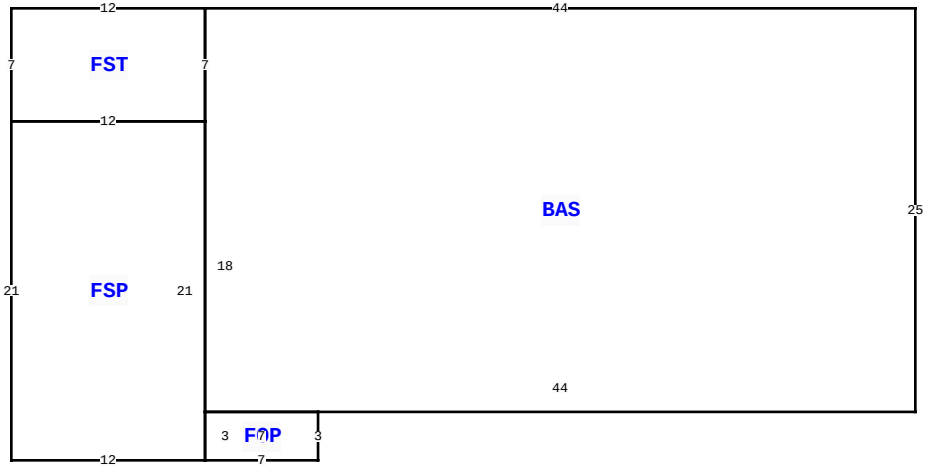
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 01
NEIGHBORHOOD/LOC	6517.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	95,796
FOP	21	30		6	523
FSP	252	40		101	8,796
FST	84	55		46	4,006
TOTALS	1,457			1,253	109,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,253	121.8000	133.98	167,877	1972	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1100 HX Base Yr 2002



289 SW TINA GLN, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		109,120
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		132,620
SOH/AGL Deduction		62,109
ASSESSED VALUE		70,511
TOTAL EXEMPTION VALUE	HX HB VX WX	55,511
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		132,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32572	MAINT/ALTR	30	12/29/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1443	7/18/2022	LE	U	I	14	100
GRANTOR: WATERS MARY K						
GRANTEE: WATERS MARY K						
0924/0379	4/05/2001	WD	Q	I		68,000
GRANTOR: MARTINEZ'S						
GRANTEE: JOHN & MARY K WATER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FST= W12 S7 E12 N7$ S7 FSP= W12 S21 E12 N21 $ S18
FOP= S3 E7 N3 W7$ E44 N25$.

LAND DESCRIPTION

TOTAL OB/XF 500

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 07/24/2017 BY RP Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS