THE E 10 AC OF S1/2 OF SW1/4 OF AC OF NE1/4 OF SW1/4 OF SW1/4 & IN LE 1487-748.

DEVEREUX GLORIA A LISTON
3628 SE HIGH FALLS DR
LAKE CITY, FL 32025-9477

**2027**

**06-5S-18-10574-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 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 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |

MAP NUM | MKT AREA 04

NEIGHBORHOOD/LOC 1518.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,766 | 100 | | 1,766 | 148,136 |
| FOP | 206 | 30 | | 62 | 5,201 |
| UGR | 600 | 45 | | 270 | 22,649 |
| TOTALS | 2,572 | | | 2,098 | 175,986 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,098 | 117.3150 | 129.05 | 270,747 | 1979 | 1979 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1766 HX Base Yr

Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.

3628 SE HIGH FALLS RD, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 04/11/2025 MLU | AG DATE

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 175,986 |
| TOTAL MARKET OB/XF VALUE | | 19,780 |
| TOTAL LAND VALUE - MARKET | | 64,650 |
| TOTAL MARKET VALUE | | 203,894 |
| SOH/AGL Deduction | | 84,397 |
| ASSESSED VALUE | | 119,497 |
| TOTAL EXEMPTION VALUE | HX HB SX WX | 106,411 |
| BASE TAXABLE VALUE | | 13,086 |
| TOTAL JUST VALUE | | 260,416 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 263,606 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1487/751 | 3/28/2023 | LE | U | I | 14 | 100 |

GRANTOR: DEVEREUX GLORIA A LIS

GRANTEE: LISTON CHRISTOPHER

## BUILDING NOTES

## BUILDING DIMENSIONS

NULL

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 1,000 | |
| 3 | 0030 | BARN,MT | 0 | 0 | 30 | 32 | 960.00 | UT | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 100 | 9,600 | |
| 4 | 0030 | BARN,MT | 0 | 0 | 30 | 32 | 960.00 | UT | 8.00 | 8.00 | 100 | 2005 | 2005 | 3 | 100 | 7,680 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 19,780

| 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 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 2 | 5700 | A | TIMBER 4 | 0 | | | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 227.00 | 227.00 | 908 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 0 | | | 0.00 | 0.00 | 7.93 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,220 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 11.93 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 59,650 | | | | | | | |

REVIEW DATE 09/05/2015 BY DF Total Acres: 12.93 Total Land Value: 8,128 Market: 59,650 Agricultural: 3,128 Common: 5,000 PRINTED 11/17/2026 BY SYS