5 AC IN SW1/4 OF NW1/4.
ORB 775-212, 802-1646 THRU
1657, 808-048, LIFE ESTATE

BALLANCE JANET/LORD BLANTON
376 SW DEKLE RD
LAKE CITY, FL 32024

**2027**

**07-4S-16-02806-005**

## BUILDING CHARACTERISTICS

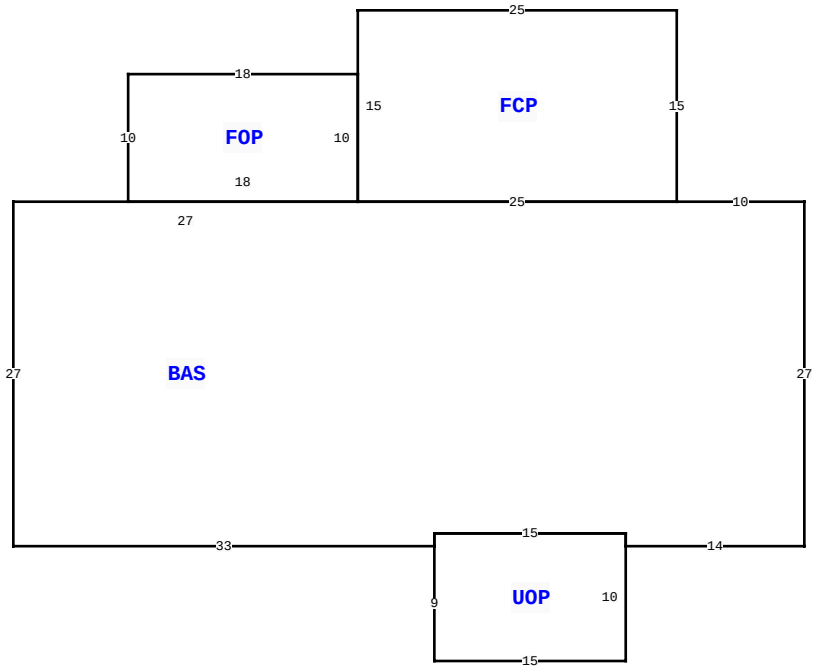
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | 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 01 |
| NEIGHBORHOOD/LOC | 7416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,659 | 100 | | 1,659 | 46,147 |
| FCP | 375 | 25 | | 94 | 2,615 |
| FOP | 180 | 35 | | 63 | 1,752 |
| UOP | 150 | 25 | | 38 | 1,057 |
| TOTALS | 2,364 | | | 1,854 | 51,571 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,854 | 115.9000 | 69.54 | 128,927 | 1996 | 1996 | 0 | 0 | 0 | 60.00 | 40.00 |

3 MOBILE HME 0% - 0 Heated Area: 1659 HX Base Yr




376 SW DEKLE RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 MLU |
| 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2006 | 2006 | 3 | 100 | 1,200 | |
| 2 | 0070 | CARPORT UF | 0 | 0 | 18 | 20 | 360.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 900 | |
| 3 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2024 | 2023 | | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 51,571 |
| TOTAL MARKET OB/XF VALUE | 5,900 |
| TOTAL LAND VALUE - MARKET | 56,000 |
| TOTAL MARKET VALUE | 71,251 |
| SOH/AGL Deduction | 7,588 |
| ASSESSED VALUE | 63,663 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 63,663 |
| TOTAL JUST VALUE | 113,471 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 113,471 |

LAND:3:1: HOUSE & MH 1 AC AE YES 1 AC AE NO

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 11055 | M H | 125 | 04/19/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1111/2446 | 2/26/2007 | QC | Q | I | 01 | 100 |

GRANTOR: JANET BALLANCE

GRANTEE: JANET BALLANCE & BL

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 FCP= N15 W25 S15 E25$ W25 FOP= N10 W18 S10 E18$ W27 S27 E33 UOP= S9 E15 N10 W15 S1$ N1 E15 S1 E14 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 5,900

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 1,780 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 44,000 | | | | | | | |

REVIEW DATE 02/13/2024 BY KS Total Acres: 5.00 Total Land Value: 13,780 Market: 44,000 Agricultural: 1,780 Common: 12,000 PRINTED 11/17/2026 BY SYS