COMM SE COR OF NE1/4 OF SW1/4, R
FT FOR POB, CONT W 197.22 FT, N
E 197.22 FT, S 331.31 FT TO POB.

DEKLE CHRISTOPHER W
345 SW SEGREST WAY
LAKE CITY, FL 32024

**2027**

**07-4S-16-02806-027**

## BUILDING CHARACTERISTICS

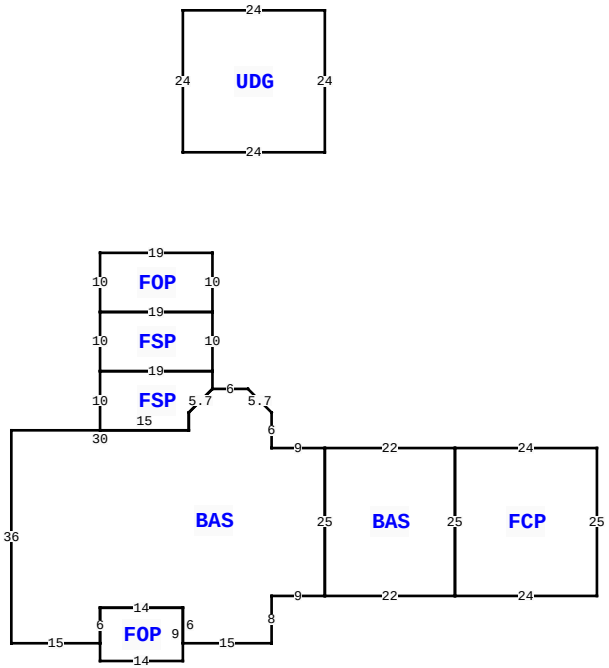
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 0100 | SINGLE FAMILY |
| 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 | 550 | 100 | | 550 | 49,785 |
| BAS | 1,807 | 100 | | 1,807 | 163,566 |
| FCP | 600 | 25 | | 150 | 13,578 |
| FOP | 126 | 30 | | 38 | 3,440 |
| FOP | 190 | 30 | | 57 | 5,160 |
| FSP | 170 | 40 | | 68 | 6,155 |
| FSP | 190 | 40 | | 76 | 6,879 |
| UDG | 576 | 55 | | 317 | 28,694 |
| TOTALS | 4,209 | | | 3,063 | 277,256 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,063 | 115.9000 | 127.49 | 390,502 | 1996 | 1996 | 0 | 0 | 0 | 29.00 | 71.00 |

1 SINGLE FAM 100% - 1997 Heated Area: 2357 HX Base Yr 1997




345 SW SEGREST WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2026 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 | 0166 | CONC,PAVMT | 0 | 100 | 24 | 48 | 1,152.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 2,880 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 277,256 |
| TOTAL MARKET OB/XF VALUE | 2,880 |
| TOTAL LAND VALUE - MARKET | 24,000 |
| TOTAL MARKET VALUE | 304,136 |
| SOH/AGL Deduction | 106,952 |
| ASSESSED VALUE | 197,184 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 145,773 |
| TOTAL JUST VALUE | 304,136 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 309,182 |

SALE:1:1: 1.50 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38573 | MAINT/ALTR | 75 | 09/09/2019 |
| 11559 | SFR | 265 | 08/23/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0827/0429 | 7/03/1996 | WD | Q | V | 02 | 0 |

GRANTOR: DENIS & SANDRA CABALI

GRANTEE: CHRISTOPHER & JENNI

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W9 N6 U4 L4 W6 FSP= N3 FSP= N10 FOP= N10 W19 S10 E19$ W19 S10 E19$ W19 S10 E15 N3 U4 R4 $ L4 D4 S3 W30 S36 E15 FOP= S3 E14 N9 W14 S6$ N6 E14 S6 E15 N8 E9 BAS= E22 FCP= E24 N25 W24 S25$ N25 W22 S25$ N25$ PTR= N50 UDG= N24 W24 S24 E24$ S50$.

## LAND DESCRIPTION

TOTAL OB/XF 2,880

| 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 | | A-1 | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 24,000 | | | | | | | |

REVIEW DATE 02/12/2024 BY JB Total Acres: 1.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS