COMM NE COR OF SEC, RUN W
1210.95 FT, S 30.04 FT FOR
POB, RUN S 140 FT, W 100 FT, N

STALVEY BRIAN S
2348 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

2027

07-4S-17-08103-000

BUILDING CHARACTERISTICS

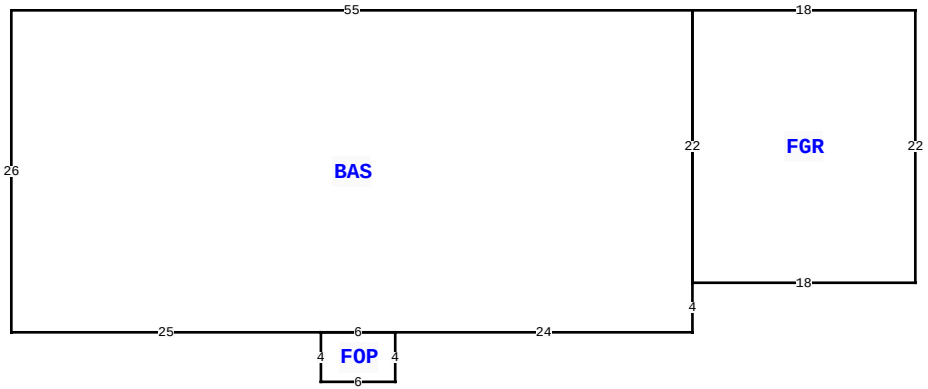
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100		1,430	119,627
FGR	396	55		218	18,237
FOP	24	30		7	586
TOTALS	1,850			1,655	138,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,655	117.0000	128.70	212,998	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1430 HX Base Yr 2016



2348 SW BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		138,449
TOTAL MARKET OB/XF VALUE		2,350
TOTAL LAND VALUE - MARKET		24,393
TOTAL MARKET VALUE		165,192
SOH/AGL Deduction		54,058
ASSESSED VALUE		111,134
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,723
TOTAL JUST VALUE		165,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0609		14,200	07/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/0929	6/30/2011	WD	U	I	12	74,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BRIAN S STALVEY						
1194/1925	5/05/2010	CT	U	I	11	100
GRANTOR: CLERK OF COURT(PATRIC						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S26 E25 FOP= S4 E6 N4 W6$ E6 E24 N4 FGR= E18 N22 W18 S22$ N22$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	50	1993	1993	3	50	250	
4	0296	SHED METAL	0	100	8	8	64.00	UT	5.00	5.00	100	1993	1993	3	100	320	
5	0166	CONC,PAVMT	0	100	10	30	300.00	UT	2.00	2.00	100	1993	1993	3	100	600	
6	0166	CONC,PAVMT	0	100	12	20	240.00	UT	2.00	2.00	100	1993	1993	3	100	480	

LAND DESCRIPTION

TOTAL OB/XF 2,350

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	13,939.00	SF		1.00	1.00	1.00	1.75	1.75	24,393							

REVIEW DATE 03/28/2017 BY RP Total Acres: 0.32 Total Land Value: 24,393 Market: 0 Agricultural: 0 Common: 24,393 PRINTED 11/16/2026 BY SYS