

COMM NW COR OF SW1/4 OF NE1/4, R
FOR POB, CONT E 140 FT, S 264 FT
N 264 FT TO POB.

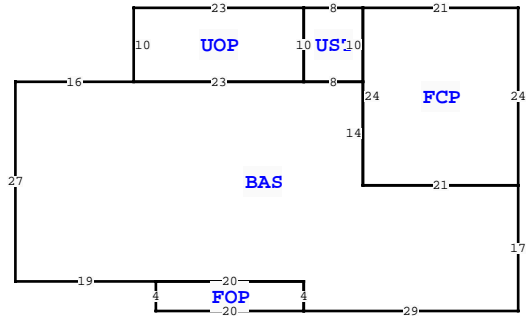
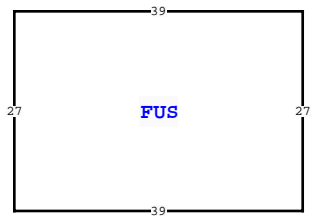
PARK CARRIE LYNN
135 SW AURORA WAY
LAKE CITY, FL 32025

2026

07-4S-17-08106-001


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 70
Exterior Wall	05 AVERAGE 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2026									
				Heated Area:	2711			HX Base Yr	2026			



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	1,658	100		1,658	143,398
FCP	504	25		126	10,898
FOP	80	30		24	2,075
FUS	1,053	100		1,053	91,073
UOP	230	20		46	3,979
UST	80	45		36	3,114
TOTALS	3,605			2,943	254,537

135 SW AURORA WAY, LAKE CITY

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

EXTRA FEATURES																	
L N	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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0120	CLFENCE 4	0	100	0	0	450.00	UT	4.50	4.50	75	1993	1993	3	75	1,519	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

TOTAL OB/XF 1,669

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	5,000.00	7,500.00	7,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			254,537	
TOTAL MARKET OB/XF VALUE			1,669	
TOTAL LAND VALUE - MARKET			7,500	
TOTAL MARKET VALUE			263,706	
SOH/AGL Deduction			0	
ASSESSED VALUE			263,706	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			212,295	
TOTAL JUST VALUE			263,706	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			263,706	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37188	MAINT/ALTR	75	09/07/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/302	7/23/2025	WD	U	I	11	100
GRANTOR: MORTON BETTY L						
GRANTEE: PARK CARRIE LYNN						
1543/1283	6/24/2025	LE	U	I	14	100
GRANTOR: MORTON BETTY L (LE)						
GRANTEE: PARK CARRIE LYNN (R)						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W16 S27 E19 FOP= S4 E20N4 W20\$ E20 S4 E29 N17 FCP= N24 W21 S24 E21\$ W21 N14 UST= N10 W8 S10 E8\$ W8 UOP= N10 W23 S10 E23\$ W23\$ PTR=N30 FUS= N27 W39 S27 E39\$ S30\$.												