LOT 10 COUNTRY LANDINGS S/D.

820-229, 960-50, WD 1380-324, WD

SOUSSAN BRENDA
315 SW CHALLENGER LN
LAKE CITY, FL 32025

2027

07-4S-17-08106-110

BUILDING CHARACTERISTICS

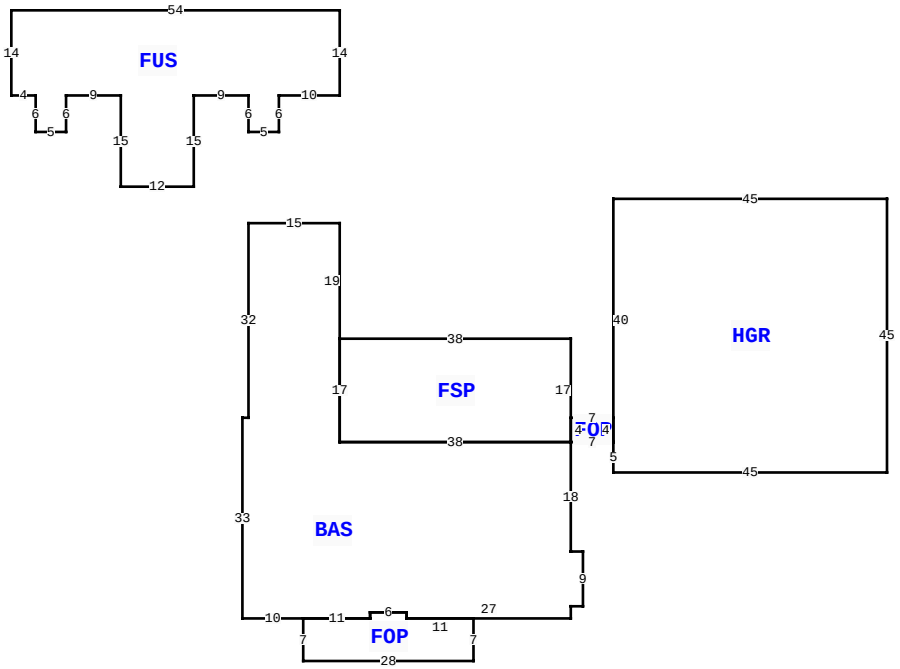
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,122	100		2,122	209,394
FOP	28	30		8	789
FOP	202	30		61	6,019
FSP	646	40		258	25,459
FUS	996	100		996	98,283
HGR	2,025	45		911	89,895
TOTALS	6,019			4,356	429,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,356	121.6380	133.80	582,833	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2021 Heated Area: 3118 HX Base Yr 2021



315 SW CHALLENGER LN, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	429,839
TOTAL MARKET OB/XF VALUE	7,128
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	471,967
SOH/AGL Deduction	85,433
ASSESSED VALUE	386,534
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	285,123
TOTAL JUST VALUE	471,967
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	479,774

LAND:1:1: 0.83 AC. TAXIWAY ON PART OF LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045986	Roof Replacement	30,850	11/23/2022
21191	SFR	367	10/22/2003
21192	PLANE HNGR	250	10/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/80	11/23/2020	WD	Q	I	01	365,000
GRANTOR: MERRELL MARK L						
GRANTEE: SOUSSAN BRENDA						
1380/0324	3/11/2019	WD	Q	I	01	339,000
GRANTOR: ROBERT W & DOREEN HOF						
GRANTEE: MARK L & ALISON ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N19 W15 S32 W1 S33 E10 FOP= S7 E28 N7 W11 N1 W6 S1 W11$ E11 N1 E6 S1 E27 N2 E2 N9 W2 N18 W38 N17$ FSP= S17 E38 FOP= E7 HGR= S5 E45 N45 W45 S40$ N4 W7 S4$ N17 W38 $ PTR= N40 FUS= N14 W54 S14 E4 S6 E5 N6 E9 S15 E12 N15 E9 S6 E5 N6 E10$ S40$.

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	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,964.00	UT	2.00	2.00	100	2004	2004	3	100	5,928	

LAND DESCRIPTION

TOTAL OB/XF 7,128

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/21/2022 BY JS Total Acres: 0.80 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS