LOT 6 BLOCK A HOLLY BROOK S/D.

811-1185, 837-2025, 851-704, 851

NAGARYA RUTH K
527 SW DEANNA TER
LAKE CITY, FL 32025-9215

2027

07-4S-17-08106-206

BUILDING CHARACTERISTICS

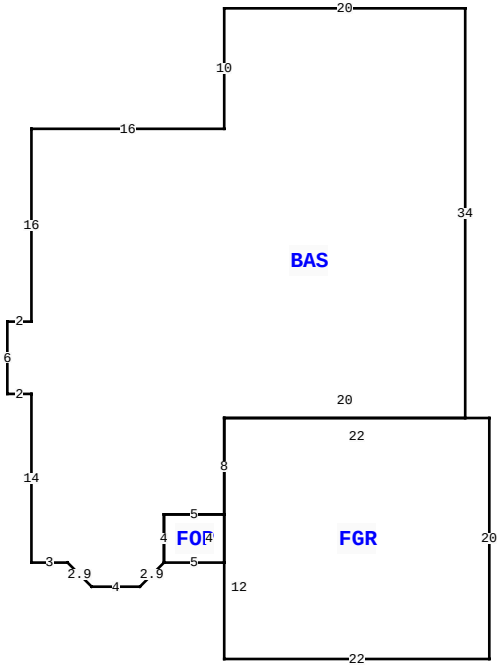
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	109,678
FGR	440	55		242	21,065
FOP	20	30		6	522
TOTALS	1,720			1,508	131,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,508	120.4434	132.49	199,795	1997	1997	0	0	0	34.30	65.70

1 SINGLE FAM 100% - 1998 Heated Area: 1260 HX Base Yr 1998



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

527 SW DEANNA TER, LAKE CITY

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	912.00	UT	1.50	1.50	100	1997	1997	3	100	1,368	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	500	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,265
TOTAL MARKET OB/XF VALUE		2,268
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		156,033
SOH/AGL Deduction		50,014
ASSESSED VALUE		106,019
TOTAL EXEMPTION VALUE	HX HB VX WX DX	66,411
BASE TAXABLE VALUE		39,608
TOTAL JUST VALUE		156,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,421

SALE:2:1: FROM ONE PARTNER TO THE OTHER

LAND:1:1: .50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051446	Roof Replacement	8,691	11/08/2024
25956	MAINT/ALTR	30	06/26/2007
12585	SFR	215	05/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1170	5/27/2022	QC	U	I	11	100
GRANTOR: NAGARYA RUTH K						
GRANTEE: NAGARYA RUTH K						
1434/1694	4/05/2021	QC	U	I	30	100
GRANTOR: NAGARYA RUTH K						
GRANTEE: NAGARYA RUTH K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S10 W16 S16 W2 S6 E2S14 E3 D2 R2 E4 R2 U2 FOP= E5 N4 W5 S4$ N4 E5 FGR= S12 E22 N20 W22 S8$ N8 E20 N34$.

LAND DESCRIPTION

TOTAL OB/XF 2,268

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	22,500.00	22,500.00	22,500							

REVIEW DATE 11/25/2024 BY JS Total Acres: 0.47 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS