LOTS 20, 21 & 22 BLK A HOLLY BRO
811-1185, 815-1253-1256, 840-182

ROOS PAUL A/BREWSTER JAMES ALLEN
304 SW BABI LN
LAKE CITY, FL 32025

2027

07-4S-17-08106-221

BUILDING CHARACTERISTICS

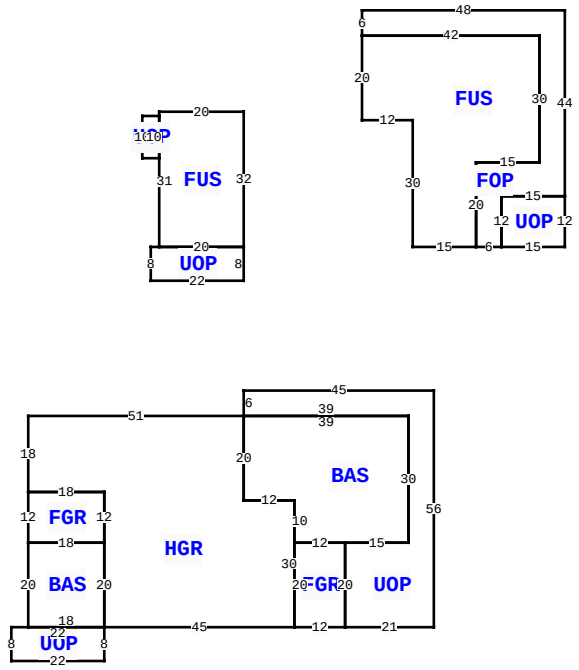
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	360	100		360	30,420
BAS	1,050	100		1,050	88,725
FGR	216	55		119	10,055
FGR	240	55		132	11,154
FOP	708	30		212	17,914
FUS	640	100		640	54,080
FUS	1,440	100		1,440	121,680
HGR	2,334	45		1,050	88,725
UOP	40	20		8	676
UOP	176	20		35	2,957
TOTALS	8,430			5,291	447,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,291	114.7923	126.27	668,095	1998	1998	0	0	0	33.08	66.92

1 SINGLE FAM 50% - 1999 Heated Area: 3490 HX Base Yr 1999



** This building has 13 Sub-Areas

278 SW BAMBI LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	50	0	0	8,415.00	UT	1.00	1.00	100	1998	1998	3	100	8,415	
2	0060	CARPORT F	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
3	0119	MASONRY WA	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		447,089
TOTAL MARKET OB/XF VALUE		9,915
TOTAL LAND VALUE - MARKET		69,375
TOTAL MARKET VALUE		526,379
SOH/AGL Deduction		82,613
ASSESSED VALUE		443,766
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		387,355
TOTAL JUST VALUE		526,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12562	SFR	455	05/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1312	11/20/2023	QC	U	I	11	100
GRANTOR: ROOS PAUL A						
GRANTEE: ROOS PAUL A						
0920/1608	1/23/2001	WD	Q	I	01	100
GRANTOR: PAUL & SHIRLEY MELLEN						
GRANTEE: PAUL & SHIRLEY MELL						

BUILDING NOTES

BUILDING DIMENSIONS

HGR= W51 S18 FGR= S12 E18 N12 W18$ E18 S12 BAS= W18 S20E18 N20$ S20 UOP= W22 S8 E22 N8$ E45 N30 W12 N20 $ BAS= S20 E12 S10 FGR= S20 E12 N20 W12$ E12 UOP= S20 E21 N56 W45S6 E39 S30 W15$ E15 N30 W39$ PTR= N40 FUS= N32 W20 S1 UOP= W4 S10 E4 N10$ S31 UOP= W2 S8 E22 N8 W20$ E20$ S40$ PTR= N40 E40 FUS= E15 FOP= E6 UOP= E15 N12 W15 S12$ N12 E15 N44 W48 S6 E42 S30 W15 S20 $ N20 E15 N30 W42 S20 E12 S30$ S40 W40$.

LAND DESCRIPTION

TOTAL OB/XF 9,915

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	50		RSF-1	0.00	0.00	3.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	69,375							

REVIEW DATE 03/29/2017 BY DF Total Acres: 1.66 Total Land Value: 69,375 Market: 0 Agricultural: 0 Common: 69,375 PRINTED 11/17/2026 BY SYS