

LOTS 11 & 12 SOUTH COLUMBIA ACRE
650-768, 748-1761, 1762, DC 1214

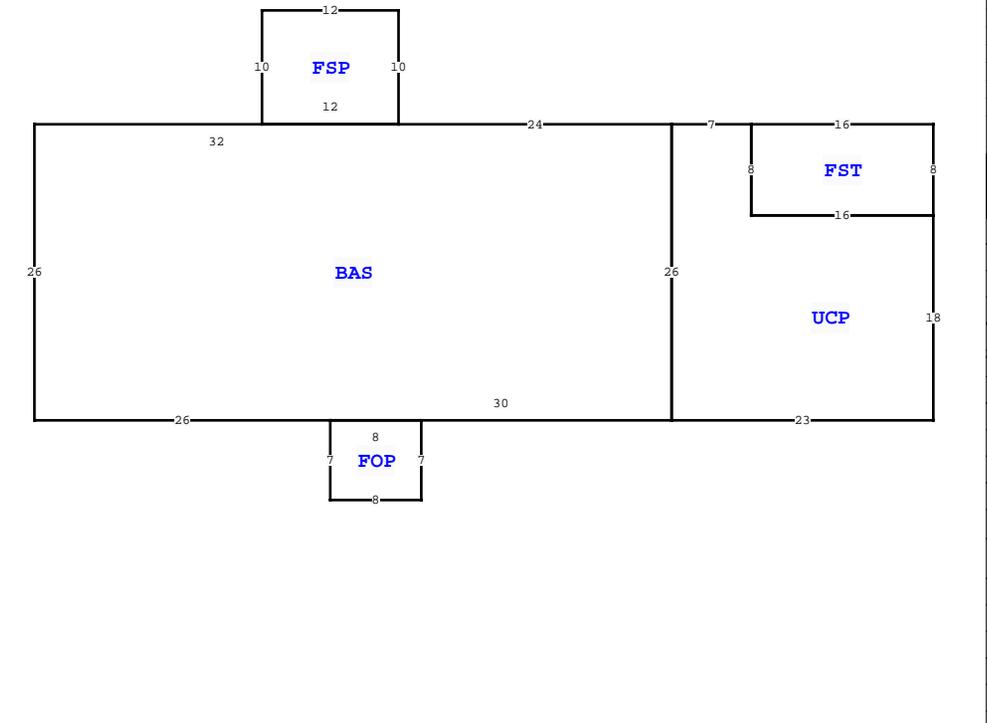
SANDLIN PAM
805 SW DYAL AVE
LAKE CITY, FL 32024

2026

07-5S-16-03487-014
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 3

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 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	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architctual	01 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
0800	02	1,688	106.9000	64.14	108,268	1986	1986	0	0	60.00	40.00



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	43,307	
TOTAL MARKET OB/XF VALUE	11,750	
TOTAL LAND VALUE - MARKET	36,000	
TOTAL MARKET VALUE	91,057	
SOH/AGL Deduction	14,891	
ASSESSED VALUE	76,166	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	76,166	
TOTAL JUST VALUE	91,057	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	79,057	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	37,355
FOP	56	35		20	513
FSP	120	40		48	1,232
FST	128	55		70	1,796
UCP	470	20		94	2,412
TOTALS	2,230			1,688	43,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8351	M H	125	05/09/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1214/2526	5/13/2011	WD	Q	I	01	44,000
GRANTOR: GLORIA ANN DOAN						
GRANTEE: PAM SANDLIN						
0650/0768	4/29/1988	WD	Q	I		30,000
GRANTOR: MALONE LARRY C &						
GRANTEE: DOAN GLEN RAY &						

944 SW BOYETTE TER, LAKE CITY

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	0210	GARAGE U	0	0	19	19	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0296	SHED METAL	0	0	0	0	1.00	UT	100.00	100.00	50	2006	2006	3	50	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W24 FSP= N10 W12 S10 E12\$ W32 S26 E26 FOP= S7 E8 N7 W8\$ E30 UCP= E23 N18 FST= N8 W16 S8 E16\$ W16 N8 W7S26\$ N26\$.

LAND DESCRIPTION		TOTAL OB/XF 11,750																						
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	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							