LOTS 6 & 7 BLOCK 6 LAKESIDE HEIG
S/D & ALSO THAT PART OF A CLOSED
CONTIGUOUS TO THE ABOVE DESC'D L

JOHNSON KAYE
156 SW BALBOA PL
LAKE CITY, FL 32025

**2027**

**08-4S-17-08241-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 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 | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

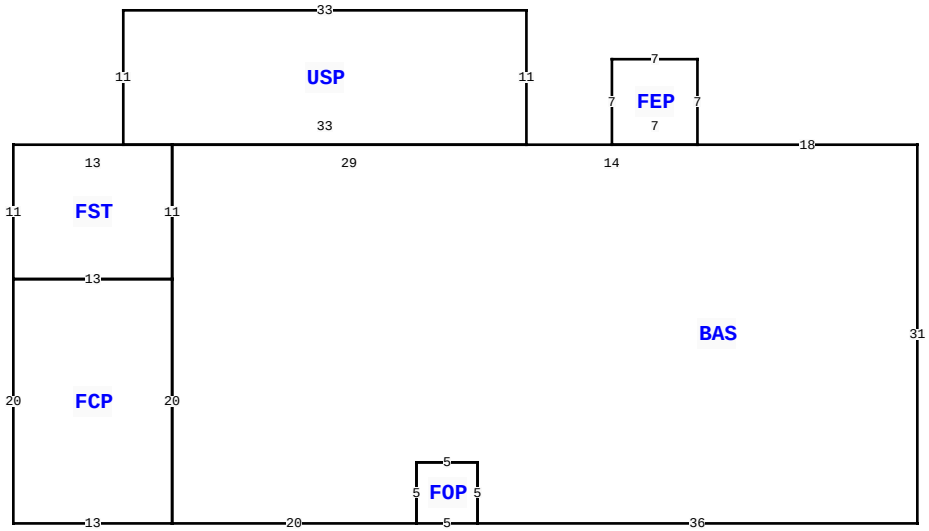
NEIGHBORHOOD/LOC 8417.0300 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,866 | 100 | | 1,866 | 146,882 |
| FCP | 260 | 25 | | 65 | 5,117 |
| FEP | 49 | 80 | | 39 | 3,070 |
| FOP | 25 | 30 | | 8 | 630 |
| FST | 143 | 55 | | 79 | 6,219 |
| USP | 363 | 35 | | 127 | 9,997 |
| TOTALS | 2,706 | | | 2,184 | 171,913 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,184 | 110.0950 | 121.10 | 264,482 | 1960 | 1960 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1996 Heated Area: 1866 HX Base Yr 1996




156 SW BALBOA PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2023 MLU |
| XF DATE | | LAND DATE | |
| 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 2 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 10 | 10 | 100.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 171,913 |
| TOTAL MARKET OB/XF VALUE | 850 |
| TOTAL LAND VALUE - MARKET | 37,000 |
| TOTAL MARKET VALUE | 209,763 |
| SOH/AGL Deduction | 119,521 |
| ASSESSED VALUE | 90,242 |
| TOTAL EXEMPTION VALUE | HX HB SX VX 90,242 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 209,763 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 212,901 |

SALE:2:1: LOTS 6 & 7 LAKESIDE HEIGHTS S/D

SALE:1:1: PARENTS TO DAUGHTER "DATE OF DEED AUG 31

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0803/1925 | 4/03/1995 | WD | Q | I | 03 | 24,000 |
| GRANTOR: W L & EDNA C SUMMERS | | | | | | |
| GRANTEE: JANET S SUMMERS | | | | | | |
| 0803/1927 | 3/31/1995 | WD | Q | I | | 50,000 |
| GRANTOR: JANET S SUMMERS RIVER | | | | | | |
| GRANTEE: KAYE JOHNSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 FEP= N7 W7 S7 E7$ W14 USP= N11 W33 S11 E33$ W29 FST= W13 S11 E13 N11$ S11FCP= W13 S20 E13 N20$ S20 E20 FOP= E5 N5 W5 S5$ N5 E5 S5 E36 N31$.

## LAND DESCRIPTION

TOTAL OB/XF 850

| 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 | | | 0.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 37,000 | | | | | | | |

REVIEW DATE 04/03/2017 BY DF Total Acres: 0.44 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/17/2026 BY SYS