LOTS 21 & 22 BLOCK 15 LAKESIDE HEIGHTS S/D & ALSO THAT PART OF A CLOSED ALLEY CONTIGUOUS

HRICHENA JORDAN M/ODER SAMANTHA R
402 SW PONCE DE LEON AVE
LAKE CITY, FL 32025

2027

08-4S-17-08289-000

BUILDING CHARACTERISTICS

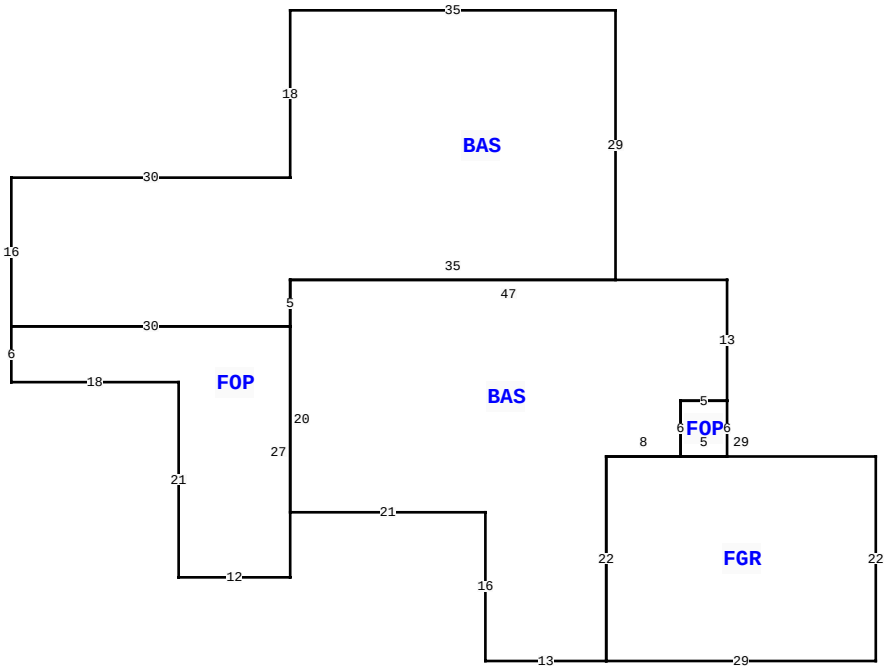
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,275	100		1,275	94,884
BAS	1,495	100		1,495	111,256
FGR	638	55		351	26,121
FOP	30	30		9	670
FOP	432	30		130	9,675
TOTALS	3,870			3,260	242,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,260	104.0810	114.49	373,237	1955	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2770 HX Base Yr 2023



402 SW PONCE DE LEON AVE, 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	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	0166	CONC,PAVMT	0	100	8	70	560.00	UT	1.50	1.50	100	2000	2000	3	100	840	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		242,604
TOTAL MARKET OB/XF VALUE		1,090
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		280,694
SOH/AGL Deduction		610
ASSESSED VALUE		280,084
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		228,673
TOTAL JUST VALUE		280,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,102

LAND:2:1: MULTI-USE HOMESITE

SALE:2:1: LOTS 20, 21 & 22 BLK 15 LAKESIDE HEIGHTS

SALE:1:1: RECORDED AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15833	REMODEL	65	07/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/0856	7/29/2020	WD	Q	I	01	192,000
GRANTOR: CHRISTOPHER S & BRIDG						
GRANTEE: JORDAN M HRICHEN &						
1275/1493	6/02/2014	WD	Q	I	01	165,000
GRANTOR: DON A DAHLGREN						
GRANTEE: CHRISTOPHER S & BRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S5 BAS= W30 N16 E30N18 E35 S29 W35 S5$ FOP= W30 S6 E18 S21 E12 N27 $S20 E21 S16E13 FGR= N22 E29 S22 W29$ N22E8 N6 E5 FOP= W5 S6 E5 N6$ N13$.

LAND DESCRIPTION

TOTAL OB/XF 1,090

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		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 04/05/2017 BY DF Total Acres: 0.40 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/17/2026 BY SYS