COMM SW COR OF NW1/4, RUN E
2256.87 FT, N 260 FT, E 392.04
FT TO W R/W MOUNT CARMEL RD,

RICH MICHAEL E/RICH BRENDA
1103 SW MT CARMEL AVE
LAKE CITY, FL 32024

2027

09-4S-16-02820-006

BUILDING CHARACTERISTICS

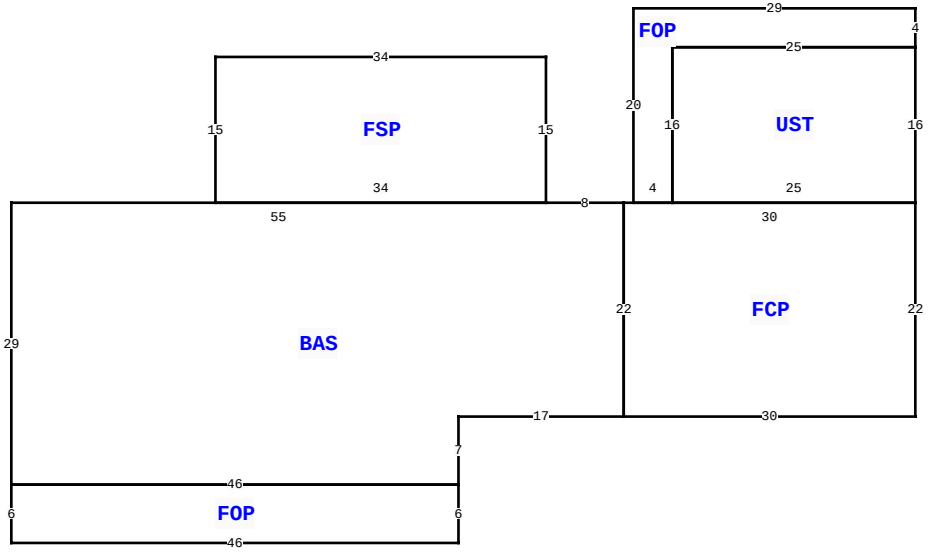
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100		1,708	152,725
FCP	660	25		165	14,754
FOP	180	30		54	4,828
FOP	276	30		83	7,422
FSP	510	40		204	18,241
UST	400	45		180	16,095
TOTALS	3,734			2,394	214,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,394	111.3560	122.49	293,241	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 1999 Heated Area: 1708 HX Base Yr 1999



1103 SW MOUNT CARMEL AVE, LAKE CITY

BLD DATE		LGL DATE	
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	4	8	32.00	UT	1.50	1.50	100	2001	2001	3	100	48	
2	0294	SHED WOOD/	0	100	10	15	150.00	UT	5.50	5.50	100	2001	2001	3	100	825	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	214,066
TOTAL MARKET OB/XF VALUE	2,073
TOTAL LAND VALUE - MARKET	13,130
TOTAL MARKET VALUE	229,269
SOH/AGL Deduction	83,215
ASSESSED VALUE	146,054
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	94,643
TOTAL JUST VALUE	229,269
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,166

LAND:1:1: SPLIT FROM #02820-005

SALE:1:1: .70 DOC STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13856	SFR	270	04/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0856/0355	4/01/1998	WD	Q	V	01	0

GRANTOR: HERNDON

GRANTEE: RICH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N15 W34 S15 E34$ W55 S29 FOP= S6 E46N6 W46$ E46 N7 E17 FCP= E30 N22 UST= N16 FOP= N4 W29 S20 E4 N16 E25$ W25 S16 E25$ W30 S22$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 2,073

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		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,130							

REVIEW DATE 01/31/2024 BY KS Total Acres: 1.01 Total Land Value: 13,130 Market: 0 Agricultural: 0 Common: 13,130 PRINTED 11/17/2026 BY SYS