COMM NW COR OF S1/2 OF NW1/4, RU
FOR POB, CONT E 208.89 FT, S 208
208.89 FT, N 208.71 FT TO POB.

BURNS ROBERT D/BURNS PAULA C
989 SW MOUNT CARMEL AVE
LAKE CITY, FL 32024

**2027**

**09-4S-16-02820-008**

## BUILDING CHARACTERISTICS

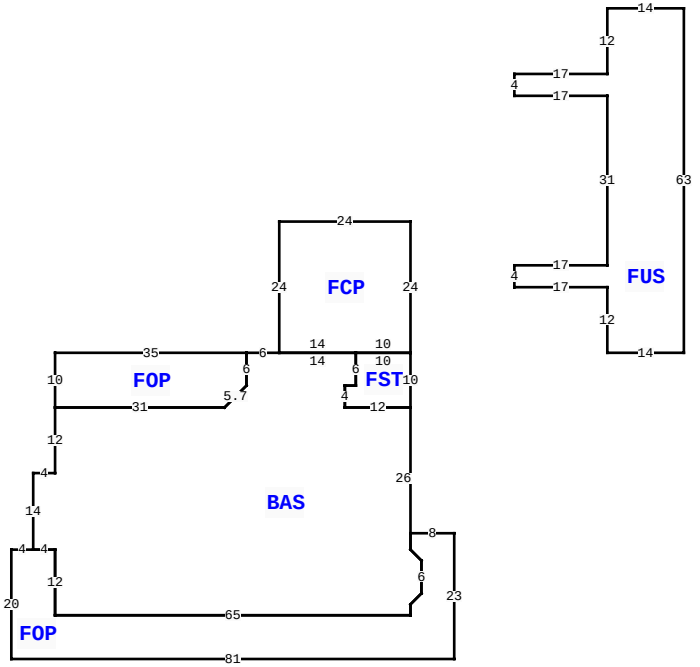
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 2,742 | 100 | | 2,742 | 270,040 |
| FCP | 576 | 25 | | 144 | 14,181 |
| FOP | 342 | 30 | | 103 | 10,144 |
| FOP | 848 | 30 | | 254 | 25,015 |
| FST | 108 | 55 | | 59 | 5,810 |
| FUS | 1,018 | 100 | | 1,018 | 100,256 |
| TOTALS | 5,634 | | | 4,320 | 425,446 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,320 | 114.7850 | 126.26 | 545,443 | 2003 | 2003 | 0 | 0 | 0 | 22.00 | 78.00 |

1 SINGLE FAM 100% - 2004 Heated Area: 3760 HX Base Yr 2004




989 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 | 0 | 0 | 1,797.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 3,594 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 425,446 |
| TOTAL MARKET OB/XF VALUE | | 3,594 |
| TOTAL LAND VALUE - MARKET | | 13,000 |
| TOTAL MARKET VALUE | | 442,040 |
| SOH/AGL Deduction | | 131,903 |
| ASSESSED VALUE | | 310,137 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 258,726 |
| TOTAL JUST VALUE | | 442,040 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 449,790 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048454 | Roof Replacement | 25,100 | 10/20/2023 |
| 19398 | SFR | 693 | 04/09/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1563/2621 | 3/20/2026 | LE | U | I | 14 | 100 |
| GRANTOR: BURNS ROBERT D (ENH L | | | | | | |
| GRANTEE: TOUCHTON HEATHER BU | | | | | | |
| 0949/1854 | 3/15/2002 | WD | U | V | | 100 |
| GRANTOR: MARY LOIS HERNDON - C | | | | | | |
| GRANTEE: ROBERT D & PAULA BU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W6 FOP= W35 S10 E31 R4 U4 N6$ S6 D4 L4 W31 S12 W4 S14 FOP= W4 S20 E81 N23 W8 S3 D2 R2 S6 L2 D2 S2 W65 N12 W4$ E4 S12 E65 N2 U2 R2 N6 L2 U2 N26 FST= N10 W10 S6 W2 S4 E12$ W12 N4 E2 N6 FCP= E10 N24 W24 S24 E14$ W14$ PTR= E60 FUS= E14 N63 W14 S12 W17 S4 E17 S31 W17 S4 E17 S12 $W60$.

## LAND DESCRIPTION

TOTAL OB/XF 3,594

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 13,000 | | | | | | | |

REVIEW DATE 01/13/2024 BY JB Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS