E 210 FT OF S1/2 OF SE1/4 OF NW
527.98 FT & EX THE S 30 FT.

FASANI PENNY J/MAXON JOHN V
117 SE KLONDIKE PL
LAKE CITY, FL 32025

2027

09-4S-17-08301-036

BUILDING CHARACTERISTICS

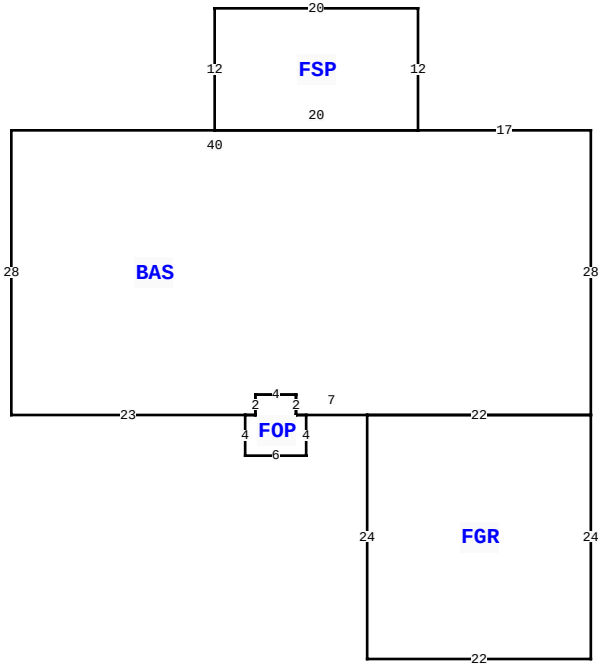
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	9417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100		1,588	161,142
FGR	528	55		290	29,428
FOP	32	30		10	1,015
FSP	240	40		96	9,742
TOTALS	2,388			1,984	201,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,984	123.0000	135.30	268,435	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2021 Heated Area: 1588 HX Base Yr 2021



117 SE KLONDIKE PL, 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	1,276.00	UT	1.50	1.50	100	2000	2000	3	100	1,914	
2	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		201,326
TOTAL MARKET OB/XF VALUE		2,714
TOTAL LAND VALUE - MARKET		11,098
TOTAL MARKET VALUE		215,138
SOH/AGL Deduction		36,870
ASSESSED VALUE		178,268
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,857
TOTAL JUST VALUE		215,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,799

SALE:1:1: DICKS OWNS SUWANCOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16283	SFR	255	11/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/2753	1/18/2020	WD	Q	I	01	160,000
GRANTOR: BRANDIE C & DECARLO A						
GRANTEE: PENNY J FASANI & JO						
1329/2625	1/26/2017	WD	U	I	39	70,000
GRANTOR: LUCIENNE TAYLOR & TRA						
GRANTEE: BRANDIE C & DECARLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N12 W20 S12 E20$ W40 S28 E23 FOP= S4 E6 N4 W1 N2 W4 S2 W1$ E1 N2 E4 S2 E7 FGR= S24 E22 N24 W22$ E22 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,714

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	0.49	AC		1.00	1.00	1.51	15,000.00	22,650.00	11,098							

REVIEW DATE 04/11/2017 BY BC Total Acres: 0.49 Total Land Value: 11,098 Market: 0 Agricultural: 0 Common: 11,098 PRINTED 11/17/2026 BY SYS