LOT 5 DEERWOOD FOREST UNIT 2
S/D EX COMM NW COR OF LOT 5
OF SAID S/D, S 166.74 FOR POB,

MURPHY TIMOTHY B/MURPHY BRENDA G
P O BOX 2157
LAKE CITY, FL 32056

**2027**

**09-4S-17-08302-119**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| 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

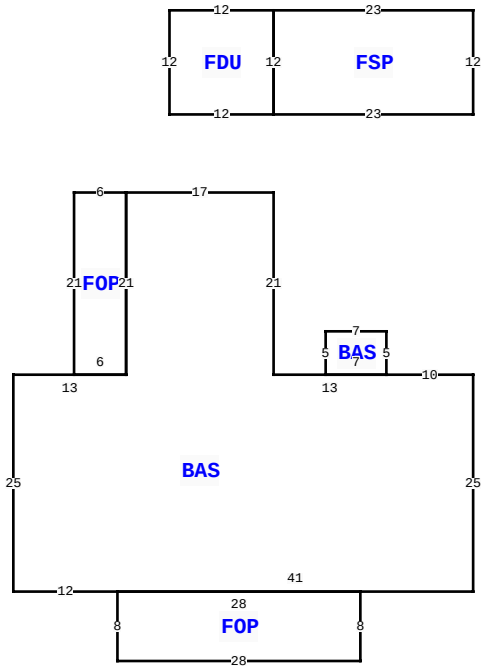
NEIGHBORHOOD/LOC 9417.0800 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 35 | 100 | | 35 | 2,714 |
| BAS | 1,682 | 100 | | 1,682 | 130,420 |
| FDU | 144 | 60 | | 86 | 6,668 |
| FOP | 126 | 30 | | 38 | 2,946 |
| FOP | 224 | 30 | | 67 | 5,195 |
| FSP | 276 | 40 | | 110 | 8,529 |
| TOTALS | 2,487 | | | 2,018 | 156,473 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,018 | 108.4460 | 119.29 | 240,727 | 1984 | 1984 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1717 HX Base Yr




283 SE FONTANA GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 156,473 |
| TOTAL MARKET OB/XF VALUE | 24,595 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 199,568 |
| SOH/AGL Deduction | 63,349 |
| ASSESSED VALUE | 136,219 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 84,808 |
| TOTAL JUST VALUE | 199,568 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 202,414 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045134 | Roof Replacement | 11,974 | 08/09/2022 |
| 12430 | POOL | 90 | 04/21/1997 |
| 12417 | PUMP/UTPOL | 30 | 04/16/1997 |
| 6559 | ADDN SFR | 10,000 | 11/10/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0526/0068 | 12/01/1983 | WD | Q | V | | 6,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 BAS= N5 W7 S5 E7$ W13 N21 W17 FOP= W6 S21 E6 N21$ S21 W13 S25 E12 FOP= S8E28 N8 W28$ E41 N25$ PTR= N30 FSP= N12 W23 FDU= W12 S12 E12 N12$ S12 E23$ S30$.

## 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 | 0210 | GARAGE U | 0 | 100 | 20 | 27 | 540.00 | UT | 4.50 | 4.50 | 100 | 0 | 0 | 3 | 100 | 2,430 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1993 | 1993 | 3 | 40 | 14,336 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,146.00 | UT | 1.50 | 1.50 | 100 | 1993 | 1993 | 3 | 100 | 3,219 | |
| 4 | 0260 | PAVEMENT-A | 0 | 100 | 10 | 420 | 4,200.00 | UT | 1.10 | 1.10 | 50 | 2004 | 2004 | 3 | 50 | 2,310 | |
| 5 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,800 | |
| 6 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 24,595

| 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 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 11/21/2022 BY JS Total Acres: 1.92 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS