LOT 1 HEATHERWOOD S/D.

619-280, 857-769, 912-874, DC 10

BAHEN EDWARD
777 SW MARION MANN TERR
LAKE CITY, FL 32024

2027

09-6S-17-09630-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

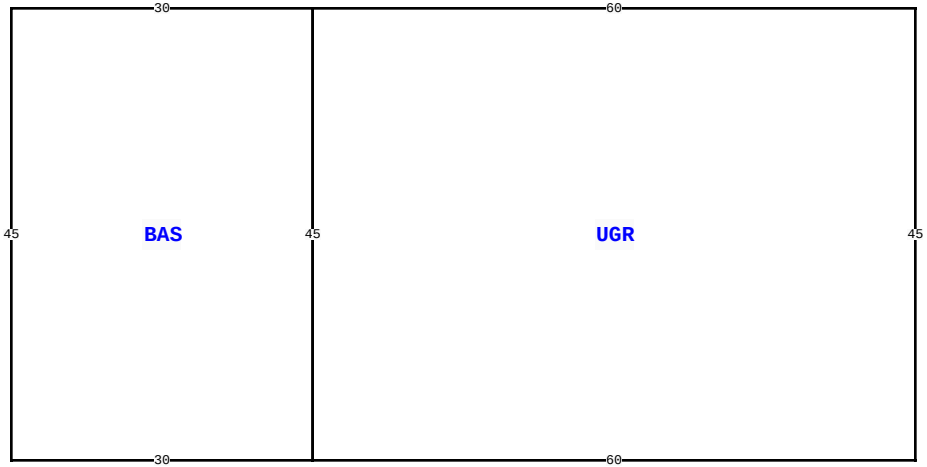
NEIGHBORHOOD/LOC 9617.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	10,093
UGR	2,700	45		1,215	9,083
TOTALS	4,050			2,565	19,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,565	33.9840	37.38	95,880	1965	1965	0	0	50	35.00	20.00

1 SINGLE FAM 100% - 2023 Heated Area: 1350 HX Base Yr 2023



777 SW MARION MANN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		19,176
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		58,786
TOTAL MARKET VALUE		79,662
SOH/AGL Deduction		15,902
ASSESSED VALUE		63,760
TOTAL EXEMPTION VALUE	HX HB	38,760
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		79,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0025	12/16/2016	WD	Q	I	01	33,900
GRANTOR: TAMMY ALTIERI						
GRANTEE: EDWARD BAHEN						
1327/1406	12/14/2016	WD	Q	I	01	26,000
GRANTOR: SOUTHERN SPECIALTY PR						
GRANTEE: TAMMY ALTIERI (A SI						

BUILDING NOTES

BUILDING DIMENSIONS

UGR= W60 BAS= W30 S45 E30N45$ S45 E60 N45$.

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	5.32	AC		1.00	1.00	0.85	13,000.00	11,050.00	58,786							

REVIEW DATE 10/05/2017 BY BC Total Acres: 5.32 Total Land Value: 58,786 Market: 0 Agricultural: 0 Common: 58,786 PRINTED 11/17/2026 BY SYS