S1/2 OF SE1/4 OF NW1/4 OF NW1/4, THE W SIDE FOR RD R/W & NW1/4 OF OF NW1/4 EX RD R/W ALSO EX RD R/

AVERY TOM
131 NW ALORA GLN
LAKE CITY, FL 32055

2027

10-3S-16-02054-004

BUILDING CHARACTERISTICS

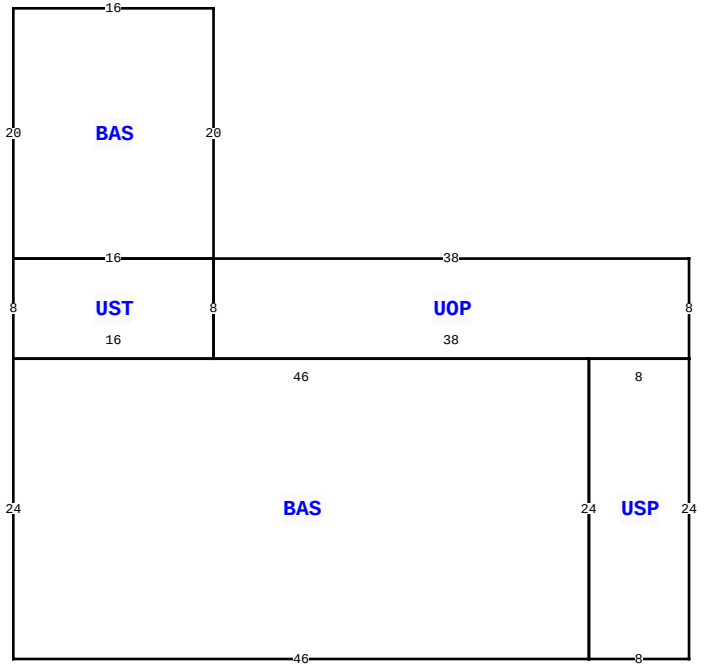
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	10316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	16,342
BAS	1,104	100		1,104	56,382
UOP	304	20		61	3,115
USP	192	35		67	3,422
UST	128	45		58	2,962
TOTALS	2,048			1,610	82,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,610	71.4285	78.57	126,498	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1424 HX Base Yr



131 NW ALORA GLN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	96,583
TOTAL MARKET OB/XF VALUE	24,576
TOTAL LAND VALUE - MARKET	50,800
TOTAL MARKET VALUE	139,149
SOH/AGL Deduction	0
ASSESSED VALUE	139,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,149
TOTAL JUST VALUE	171,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10083	M H	125	08/16/1995
6923	M H	60	03/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0854/0538	2/26/1998	WD	Q	V	01	100
GRANTOR: LARRY AVERY						
GRANTEE: TOM AVERY						
0854/0537	2/26/1998	WD	Q	I		36,500
GRANTOR: STRICKLAND						
GRANTEE: AVERY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W38 BAS= N20 W16 S20 E16$ UST= W16 S8 E16 N8 $ S8 E38$ USP= W8 BAS= W46 S24E46 N24$ S24 E8 N24$.

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	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
3	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
4	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	100	2008	2008	3	100	1,800	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	
7	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
8	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	576	
9	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
10	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 23,576

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	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	0.70	8,000.00	5,600.00	16,800							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.25	AC		1.00	1.00	1.00	280.00	280.00	1,190							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.25	AC		1.00	1.00	1.00	8,000.00	8,000.00	34,000							

REVIEW DATE 02/15/2023 BY KS Total Acres: 7.25 Total Land Value: 17,990 Market: 34,000 Agricultural: 1,190 Common: 16,800 PRINTED 11/17/2026 BY SYS

S1/2 OF SE1/4 OF NW1/4 OF NW1/4, THE W SIDE FOR RD R/W & NW1/4 OF OF NW1/4 EX RD R/W ALSO EX RD R/

AVERY TOM
131 NW ALORA GLN
LAKE CITY, FL 32055

2027

10-3S-16-02054-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 03

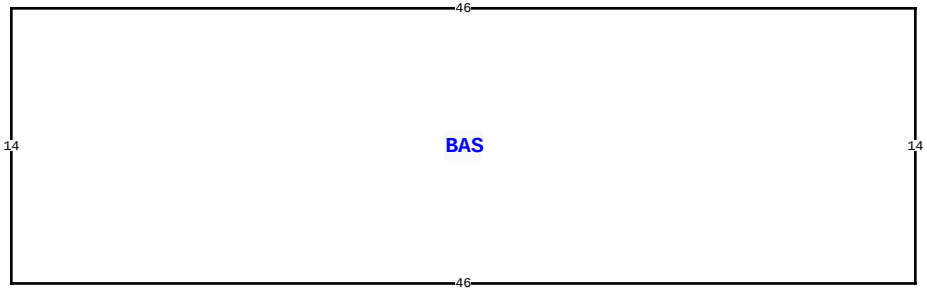
NEIGHBORHOOD/LOC 10316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	14,359
TOTALS	644			644	14,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	644	92.9000	55.74	35,897	1992	1992	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2025 Heated Area: 644 HX Base Yr



131 NW ALORA GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/11/2026 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
11	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

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NCON VALUE	0
INCOME VALUE	
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GRANTOR: LARRY AVERY						
GRANTEE: TOM AVERY						
0854/0537	2/26/1998	WD	Q	I		36,500
GRANTOR: STRICKLAND						
GRANTEE: AVERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E46 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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

REVIEW DATE 02/15/2023 BY KS Total Acres: 7.25 Total Land Value: 17,990 Market: 34,000 Agricultural: 1,190 Common: 16,800 PRINTED 11/17/2026 BY SYS