COMM SE COR OF SW1/4 OF SE1/4,RU
FOR POB, RUN W 585.05 FT TO E R/
ALONG R/W 677.31 FT, E 399.06 FT

TOJIN JUAN US/TOJIN MANUEL US
8729 SW STATE ROAD 47
LAKE CITY, FL 32024

**2027**

**10-5S-16-03529-000**

## BUILDING CHARACTERISTICS

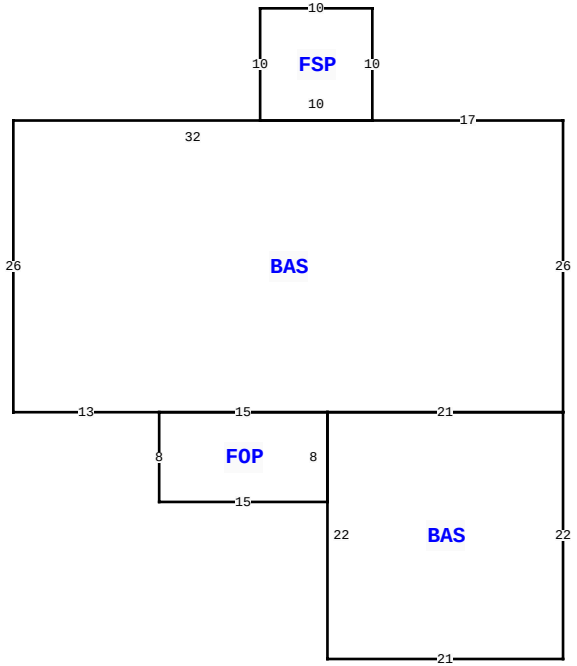
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 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 01 |
| NEIGHBORHOOD/LOC | 10516.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 462 | 100 | | 462 | 52,700 |
| BAS | 1,274 | 100 | | 1,274 | 145,325 |
| FOP | 120 | 30 | | 36 | 4,106 |
| FSP | 100 | 40 | | 40 | 4,563 |
| TOTALS | 1,956 | | | 1,812 | 206,694 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,812 | 122.0000 | 134.20 | 243,170 | 1997 | 2010 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 1736 HX Base Yr 2025




8729 SW STATE ROAD 47 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2026 MLU |
| 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 | 492.00 | UT | 1.50 | 1.50 | 100 | 1997 | 1997 | 3 | 100 | 738 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 1,800.00 | 1,800.00 | 50 | 2006 | 2006 | 3 | 50 | 900 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 600 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 206,694 |
| TOTAL MARKET OB/XF VALUE | | 2,238 |
| TOTAL LAND VALUE - MARKET | | 38,780 |
| TOTAL MARKET VALUE | | 247,712 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 247,712 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 196,301 |
| TOTAL JUST VALUE | | 247,712 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 251,471 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 11901 | SFR | 215 | 11/25/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1518/928 | 6/28/2024 | WD | Q | I | 01 | 295,000 |
| GRANTOR: LANGLEY KENNETH R | | | | | | |
| GRANTEE: TOJIN JUAN US | | | | | | |
| 1440/2583 | 6/25/2021 | WD | Q | I | 01 | 249,900 |
| GRANTOR: WINSBERG DANIEL | | | | | | |
| GRANTEE: LANGLEY KENNETH R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 FSP= N10 W10 S10 E10$ W32 S26 E13 FOP= S8 E15 N8 W15$ E15 BAS= S22 E21 N22 W21$ E21 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 2,238

| 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 | | RSF/MH | 0.00 | 0.00 | 2.77 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 38,780 | | | | | | | |

REVIEW DATE 09/11/2024 BY TP Total Acres: 2.77 Total Land Value: 38,780 Market: 0 Agricultural: 0 Common: 38,780 PRINTED 11/17/2026 BY SYS