LOT 1 BLK A COLUMBIA ESTATES.
ORB 783-1466, WD 857-092,

BOCANEGRA MICAH/BOCANEGRA JOYANNETT
8626 SW SR 47
LAKE CITY, FL 32024

**2027**

**10-5S-16-03529-101**

## BUILDING CHARACTERISTICS

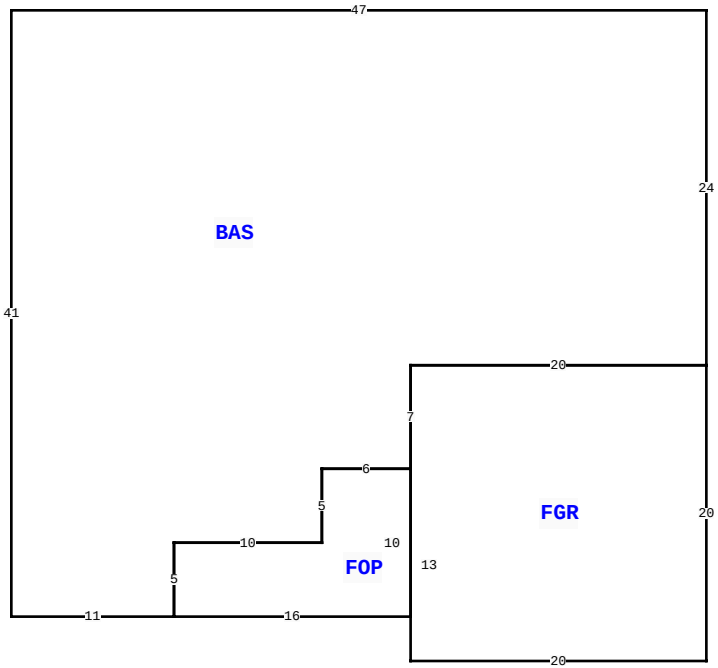
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| 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 | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 10516.070 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,477 | 100 | | 1,477 | 163,424 |
| FGR | 400 | 55 | | 220 | 24,342 |
| FOP | 110 | 30 | | 33 | 3,651 |
| TOTALS | 1,987 | | | 1,730 | 191,418 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,730 | 124.1856 | 136.60 | 236,318 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2008 Heated Area: 1477 HX Base Yr 2008




8626 SW STATE ROAD 47 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/16/2026 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 | 1,576.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 4,728 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 191,418 |
| TOTAL MARKET OB/XF VALUE | | 4,728 |
| TOTAL LAND VALUE - MARKET | | 23,000 |
| TOTAL MARKET VALUE | | 219,146 |
| SOH/AGL Deduction | | 63,876 |
| ASSESSED VALUE | | 155,270 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 103,859 |
| TOTAL JUST VALUE | | 219,146 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 222,635 |

SALE:1:1: INCLUDED 03529-102

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 24548 | SFR | 461 | 05/23/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1110/2306 | 2/14/2007 | WD | Q | I | | 169,000 |
| GRANTOR: SCOTT CURRY | | | | | | |
| GRANTEE: MICAH & JOEANNETT B | | | | | | |
| 1071/2505 | 1/20/2006 | WD | Q | V | | 45,000 |
| GRANTOR: SHIRLEY HITSON AND TO | | | | | | |
| GRANTEE: SCOTT CURRY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W47 S41 E11 FOP= E16 N10 W6 S5 W10 S5$ N5 E10 N5 E6
FGR= S13 E20 N20 W20 S7$ N7 E20 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 4,728

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 23,000 | | | | | | | |

REVIEW DATE 04/10/2015 BY DF Total Acres: 1.02 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/16/2026 BY SYS