LOTS 28 & 30 BLK A WOODCREST S/D
830-1976, 864-656, 907-1544, DC

KISSNER LORETTA F REVOCABLE TRUST DATED APRIL 13,
330 SW GUTHRIE TER
LAKE CITY, FL 32024

**2027**

**11-4S-16-02905-128**

## BUILDING CHARACTERISTICS

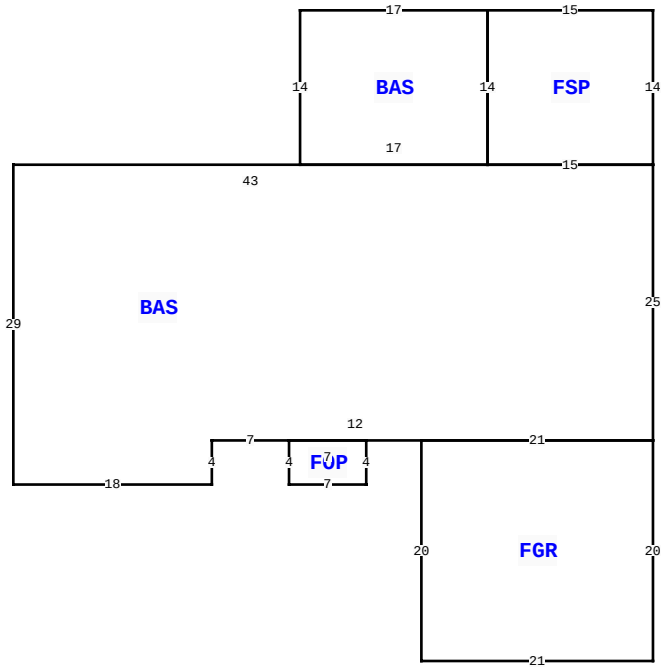
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 11416.050 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 238 | 100 | | 238 | 25,047 |
| BAS | 1,522 | 100 | | 1,522 | 160,179 |
| FGR | 420 | 55 | | 231 | 24,311 |
| FOP | 28 | 30 | | 8 | 842 |
| FSP | 210 | 40 | | 84 | 8,840 |
| TOTALS | 2,418 | | | 2,083 | 219,220 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,083 | 132.8800 | 146.17 | 304,472 | 1997 | 1997 | 0 | 0 | 0 | 28.00 | 72.00 |

1 SINGLE FAM 100% - 2001 Heated Area: 1760 HX Base Yr 2001




330 SW GUTHRIE TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/03/2025 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 | 1,845.00 | UT | 1.50 | 1.50 | 100 | 1997 | 1997 | 3 | 100 | 2,768 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 20 | 20 | 400.00 | UT | 7.50 | 7.50 | 100 | 1997 | 1997 | 3 | 100 | 3,000 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 50 | |
| 4 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2026 | 2025 | | 95 | 5,700 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 219,220 |
| TOTAL MARKET OB/XF VALUE | | 11,518 |
| TOTAL LAND VALUE - MARKET | | 70,000 |
| TOTAL MARKET VALUE | | 300,738 |
| SOH/AGL Deduction | | 102,920 |
| ASSESSED VALUE | | 197,818 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 141,407 |
| TOTAL JUST VALUE | | 300,738 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 304,727 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051089 | Generator | 0 | 10/15/2024 |
| 11849 | SFR | 235 | 11/12/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1213/2311 | 4/13/2011 | QC | U | I | 16 | 100 |
| GRANTOR: LORETTA KISSNER | | | | | | |
| GRANTEE: LORETTA KISSNER AS | | | | | | |
| 0907/1544 | 8/01/2000 | WD | Q | I | | 128,500 |
| GRANTOR: H WEIR & K HIGHSMITH | | | | | | |
| GRANTEE: RUDOLPH & LORETTA K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 BAS= N14 W17 S14 E17$ W43 S29 E18 N4 E7 FOP= S4 E7 N4 W7$ E12 FGR= S20 E21N20 W21$ E21 N25$ FSP= N14 W15 S14 E15$.

## LAND DESCRIPTION

TOTAL OB/XF 11,518

| 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 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 03/23/2026 BY robin Total Acres: 1.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS