LOT 17 MAY-FAIR S/D UNIT 2 REVIS

790-2192, 920-1589, WD 1021-423,

BOLANOS JOSE
196 SW COURTESY WAY
LAKE CITY, FL 32024

2027

11-4S-16-02911-217

BUILDING CHARACTERISTICS

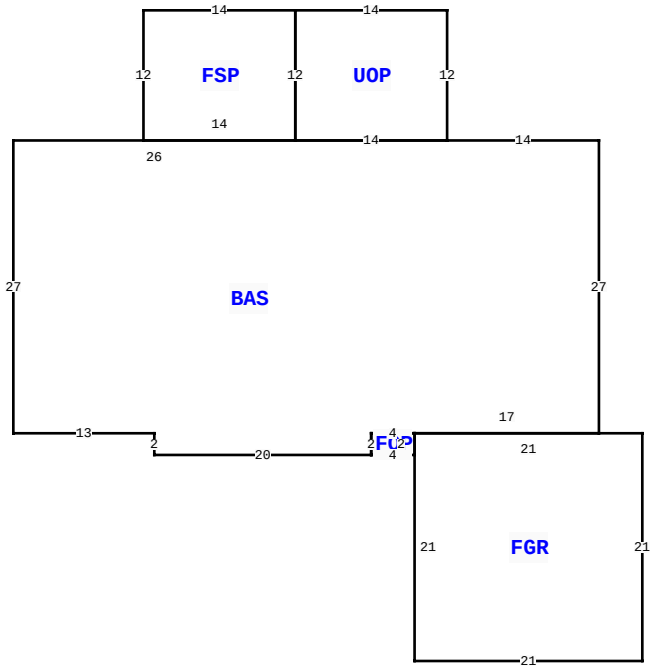
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100		1,498	141,707
FGR	441	55		243	22,988
FOP	8	30		2	189
FSP	168	40		67	6,338
UOP	168	20		34	3,216
TOTALS	2,283			1,844	174,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,844	114.6600	126.13	232,584	1994	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2006 Heated Area: 1498 HX Base Yr 2006



196 SW COURTESY WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		174,438
TOTAL MARKET OB/XF VALUE		5,314
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		214,752
SOH/AGL Deduction		73,348
ASSESSED VALUE		141,404
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,993
TOTAL JUST VALUE		214,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7980	SFR	44,000	01/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1050/2230	6/22/2005	WD	Q	I		164,000
GRANTOR: BAISDEN						
GRANTEE: BOLANOS						
1021/0423	7/02/2004	WD	Q	I		115,000
GRANTOR: BIGELOW						
GRANTEE: TOMMY J & COURTNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N12 W14 S12 E14$ W14 FSP= N12 W14 S12 E14$ W26 S27 E13 S2 E20 FOP= E4 N2 W4 S2$ N2 E4 FGR= S21 E21 N21 W21$ E17 N27$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,157.00	UT	2.00	2.00	100	0	0	3	100	2,314	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,314

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS