LOT 4 MAY-FAIR S/D UNIT 3.

WD 1084-1301, WD 1333-641, WD 14

FLEGERT JAMES A/FLEGERT JANINE M
167 SW VANN CT
LAKE CITY, FL 32024-3893

2027

11-4S-16-02911-304

BUILDING CHARACTERISTICS

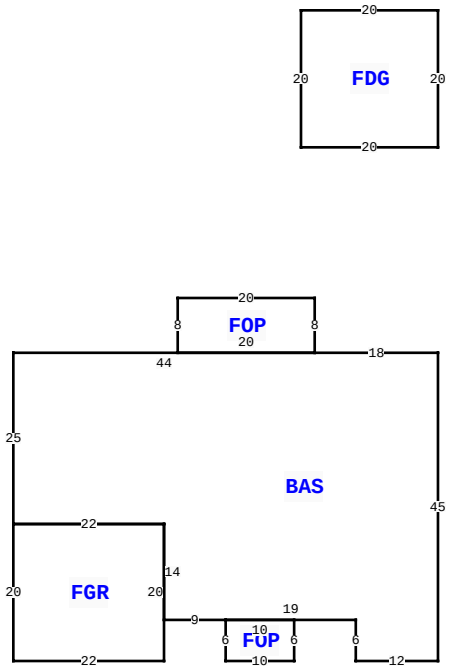
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,182	100		2,182	237,117
FDG	400	60		240	26,080
FGR	440	55		242	26,298
FOP	60	30		18	1,956
FOP	160	30		48	5,216
TOTALS	3,242			2,730	296,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,730	121.9680	134.16	366,257	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2021 Heated Area: 2182 HX Base Yr 2021



167 SW VANN CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		296,668
TOTAL MARKET OB/XF VALUE		6,358
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		338,026
SOH/AGL Deduction		72,874
ASSESSED VALUE		265,152
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		213,741
TOTAL JUST VALUE		338,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24670	SFR	611	06/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/2161	4/30/2020	WD	Q	I	01	245,000
GRANTOR: DANIEL J & LINDSEY R						
GRANTEE: JAMES A & JANINE M						
1333/0641	3/21/2017	WD	Q	I	01	208,000
GRANTOR: WILLIAM L & DEBORAH H						
GRANTEE: DANIEL J & LINDSEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N8 W20 S8 E20$ W44 S25 FGR= S20 E22 N20 W22$ E22 S14 E9 FOP= S6 E10 N6 W10$ E19 S6 E12 N45$ PTR= N30 FDG= N20 W20 S20 E20$ S30$.

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	0169	FENCE/WOOD	0	100	0	0	320.00	UT	13.50	13.50	50	2006	2006	3	50	2,160	
2	0166	CONC,PAVMT	0	100	0	0	1,699.00	UT	2.00	2.00	100	2006	2006	3	100	3,398	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 6,358

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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS