LOT 6 MAY-FAIR S/D UNIT 3.

WD 1085-2229, WD 1339-253,

GREEN HENRY
213 SW VANN CT
LAKE CITY, FL 32025

**2027**

**11-4S-16-02911-306**

## BUILDING CHARACTERISTICS

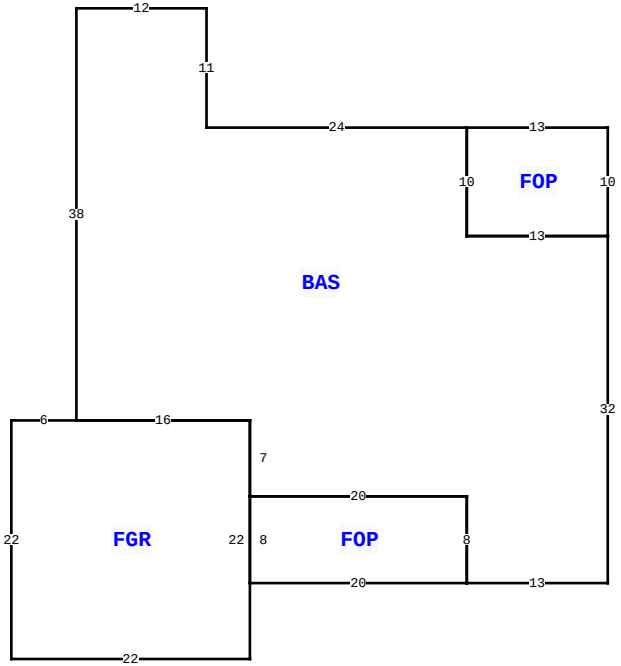
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| 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 | 1,660 | 100 | | 1,660 | 203,958 |
| FGR | 484 | 55 | | 266 | 32,682 |
| FOP | 130 | 30 | | 39 | 4,791 |
| FOP | 160 | 30 | | 48 | 5,897 |
| TOTALS | 2,434 | | | 2,013 | 247,329 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,013 | 121.4136 | 133.55 | 268,836 | 2017 | 2017 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 1660 HX Base Yr 2025




213 SW VANN CT, 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 | | 247,329 |
| TOTAL MARKET OB/XF VALUE | | 2,028 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 284,357 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 284,357 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 232,946 |
| TOTAL JUST VALUE | | 284,357 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 288,858 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 34830 | SFR | 729 | 01/12/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1411/2427 | 5/09/2020 | QC | U | I | 11 | 100 |
| GRANTOR: HENRY GREEN & NICOLE | | | | | | |
| GRANTEE: HENRY GREEN | | | | | | |
| 1339/0253 | 6/19/2017 | WD | Q | I | 01 | 197,500 |
| GRANTOR: STANLEY CRAWFORD CONS | | | | | | |
| GRANTEE: HENRY & NICOLE GREE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 N11 W12 S38 FGR= W6 S22 E22 N22 W16$ E16 S7 FOP= S8 E20 N8 W20$ E20 S8 E13 N32 FOP= N10 W13 S10 E13$ W13 N10$.

## 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 | 1,014.00 | UT | 2.00 | 2.00 | 100 | 2017 | 2017 | 3 | 100 | 2,028 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,028

| 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