LOT 12 MAY-FAIR S/D UNIT 3.

WD 1095-967, WD 1385-1911

VANN SAMUEL PAUL JR/VANN JENNIE DIANE
194 SW VANN CT
LAKE CITY, FL 32024

2027

11-4S-16-02911-312

BUILDING CHARACTERISTICS

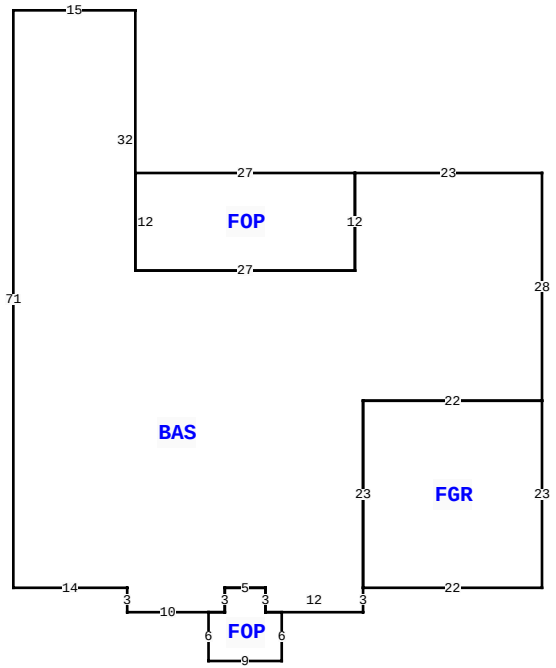
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,857	100		2,857	317,582
FGR	506	55		278	30,903
FOP	69	30		21	2,335
FOP	324	30		97	10,782
TOTALS	3,756			3,253	361,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,253	123.2385	135.56	440,977	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2020 Heated Area: 2857 HX Base Yr 2020



194 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		361,601
TOTAL MARKET OB/XF VALUE		32,818
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		429,419
SOH/AGL Deduction		149,816
ASSESSED VALUE		279,603
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		228,192
TOTAL JUST VALUE		429,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25430	POOL	220	01/19/2007
25005	SFR	873	09/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1911	5/31/2019	WD	Q	I	01	320,000
GRANTOR: PETER W GIEBEIG JR &						
GRANTEE: SAMUEL PAUL JR & JE						
1095/0967	9/08/2006	WD	Q	V	06	57,500
GRANTOR: PETER W GIEBEIG						
GRANTEE: PETER W GIEBEIG JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= W27 S12 E27 N12$ S12 W27 N32 W15 S71 E14 S3 E10 FOP= S6 E9 N6 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E12 N3 FGR= E22 N23 W22 S23$ N23 E22 N28$.

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	2007	2007	3	100	2,000	
2	0280	POOL R/CON	0	100	13	27	351.00	UT	70.00	70.00	100	2007	2007	3	54	13,268	
3	0166	CONC,PAVMT	0	100	0	0	2,238.00	UT	3.00	3.00	100	2007	2007	3	100	6,714	
4	0169	FENCE/WOOD	0	100	0	0	302.00	UT	13.50	13.50	75	2009	2009	3	75	3,058	
5	0296	SHED METAL	0	100	11	24	264.00	UT	11.00	11.00	75	2009	2009	3	75	2,178	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 32,818

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 KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS