COMM SE COR OF SEC, RUN W 2214
FT, N 1255.54 FT FOR POB,
CONT N 960.14 FT TO SE R/W

TERRY RYAN A
10833 SW STATE ROAD 247
LAKE CITY, FL 32024

**2027**

**11-5S-15-00439-003**

## BUILDING CHARACTERISTICS

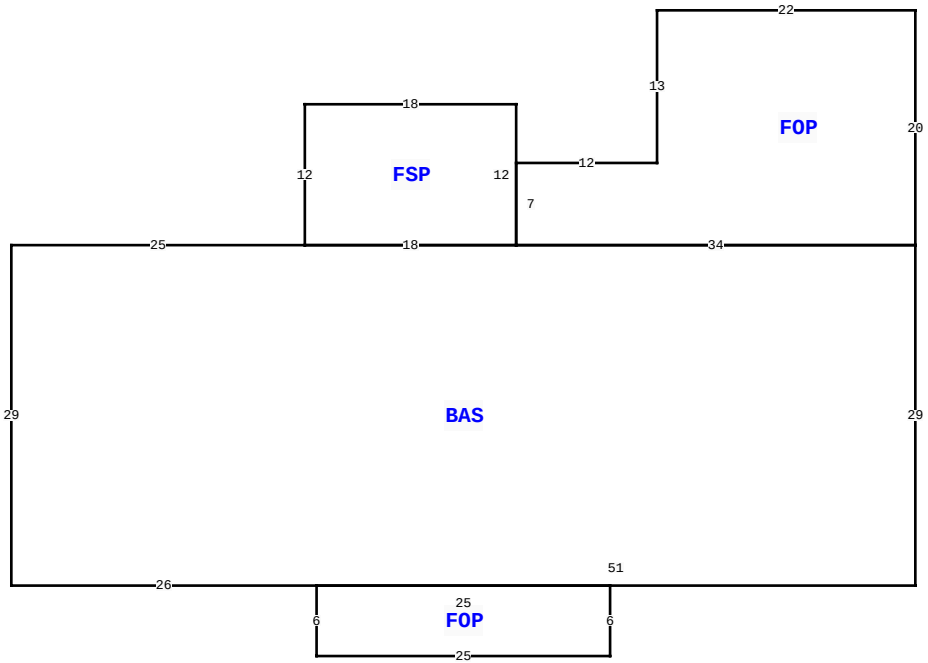
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 |
| Quality | 07 | 07 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 11515.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,233 | 100 | | 2,233 | 274,914 |
| FOP | 150 | 30 | | 45 | 5,540 |
| FOP | 524 | 30 | | 157 | 19,329 |
| FSP | 216 | 40 | | 86 | 10,588 |
| TOTALS | 3,123 | | | 2,521 | 310,371 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,521 | 121.6512 | 133.82 | 337,360 | 2017 | 2017 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 2233 HX Base Yr 2018




10833 SW STATE ROAD 247 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 310,371 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 115,470 |
| TOTAL MARKET VALUE | | 324,635 |
| SOH/AGL Deduction | | 98,271 |
| ASSESSED VALUE | | 226,364 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 174,953 |
| TOTAL JUST VALUE | | 425,841 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 431,477 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 37943 | PUMP/UTPOL | 50 | 04/02/2019 |
| 35523 | SFR | 939 | 07/07/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1338/0896 | 6/08/2017 | QC | U | V | 30 | 100 |
| GRANTOR: BRIAN A TERRY | | | | | | |
| GRANTEE: RYAN A TERRY | | | | | | |
| 0747/0084 | 5/27/1991 | WD | Q | V | 03 | 0 |
| GRANTOR: KEITH TERRY | | | | | | |
| GRANTEE: RYAN TERRY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 S29 E26 FOP= S6 E25 N6 W25$ E51 N29 FOP= N20 W22 S13 W12 S7 E34$ W34 FSP= N12 W18 S12 E18$ W18$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 11.83 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 5,264 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 11.83 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 106,470 | | | | | | | |

REVIEW DATE 07/11/2016 BY DF Total Acres: 12.83 Total Land Value: 14,264 Market: 106,470 Agricultural: 5,264 Common: 9,000 PRINTED 11/16/2026 BY SYS