E1/2 OF S1/2 OF E1/2 OF W1/2 OF
(AKA PART OF S1/2 OF PRCL B FEAG

FIELDS GARRET/FIELDS SORRELL
603 SE MYRTIS RD
LAKE CITY, FL 32025

**2027**

**11-5S-17-09208-014**

## BUILDING CHARACTERISTICS

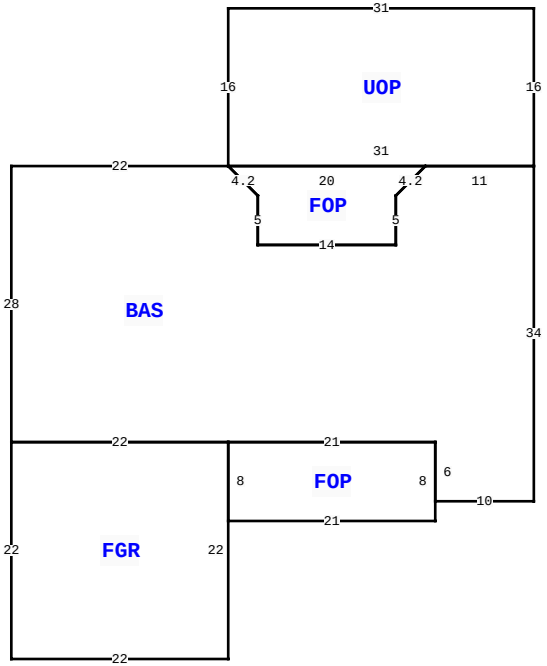
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 02 |
| NEIGHBORHOOD/LOC | 11517.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,423 | 100 | | 1,423 | 152,489 |
| FGR | 484 | 55 | | 266 | 28,505 |
| FOP | 121 | 30 | | 36 | 3,858 |
| FOP | 168 | 30 | | 50 | 5,358 |
| UOP | 496 | 20 | | 99 | 10,609 |
| TOTALS | 2,692 | | | 1,874 | 200,818 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,874 | 121.7700 | 133.95 | 251,022 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1423 HX Base Yr 2022




603 SE MYRTIS RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | | 200,818 |
| TOTAL MARKET OB/XF VALUE | | 42,794 |
| TOTAL LAND VALUE - MARKET | | 35,420 |
| TOTAL MARKET VALUE | | 279,032 |
| SOH/AGL Deduction | | 72,315 |
| ASSESSED VALUE | | 206,717 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 155,306 |
| TOTAL JUST VALUE | | 279,032 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 282,675 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055068 | Roof Replacement | 10,000 | 02/20/2026 |
| 23514 | SFR | 427 | 08/22/2005 |
| 23518 | TR/TRAILER | 0 | 08/22/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1433/2758 | 3/30/2021 | WD | Q | I | 01 | 280,000 |
| GRANTOR: CLOUD DANIEL C | | | | | | |
| GRANTEE: FIELDS GARRET | | | | | | |
| 1325/0253 | 10/31/2016 | WD | Q | I | 01 | 203,000 |
| GRANTOR: DONNA RAUSCHER PITTMA | | | | | | |
| GRANTEE: DANIEL D & DEBRA CL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 FOP= W20 D3 R3 S5 E14 N5 R3 U3 $ D3 L3 S5 W14 N5 L3 U3 W22 S28 FGR= S22 E22 N22 W22$ E22 FOP= S8 E21 N8 W21$ E21 S6 E10 N34$ UOP= N16 W31 S16 E31$.

## 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 | 1,917.00 | UT | 2.50 | 2.50 | 75 | 2005 | 2005 | 3 | 75 | 3,594 | |
| 2 | 0031 | BARN,MT AE | 0 | 100 | 48 | 31 | 1,488.00 | UT | 25.00 | 25.00 | 100 | 2006 | 2006 | 3 | 100 | 37,200 | |
| 3 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2021 | 2005 | | 100 | 2,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 42,794

| 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 | 2.53 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 35,420 | | | | | | | |

REVIEW DATE 08/02/2017 BY BC Total Acres: 2.53 Total Land Value: 35,420 Market: 0 Agricultural: 0 Common: 35,420 PRINTED 11/17/2026 BY SYS