LOTS 1 & 2 MYRTIS ESTATES UNIT 1
758-859, 761-1729, WD 1013-2037,

BRITT LAUREN SCOTT/BRITT JACQUELINE LEE
994 SE MYRTIS RD
LAKE CITY, FL 32055

2027

11-5S-17-09208-101

BUILDING CHARACTERISTICS

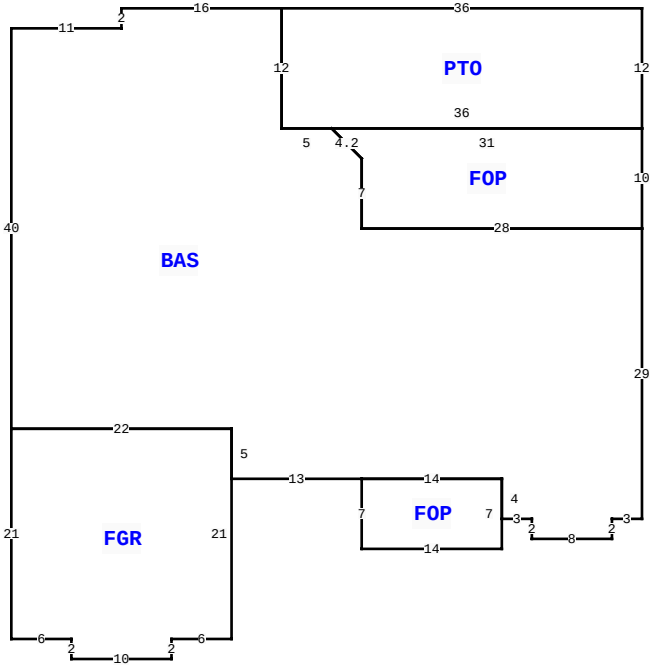
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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		11517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,185	100		2,185	219,014
FGR	482	55		265	26,562
FOP	98	30		29	2,907
FOP	285	30		86	8,620
PTO	432	5		22	2,205
TOTALS	3,482			2,587	259,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,587	115.3460	126.88	328,239	2004	2004	0	0	0	21.00	79.00

2 SINGLE FAM 100% - 0 Heated Area: 2185 HX Base Yr



994 SE MYRTIS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	100	0	0	384.00	UT	5.00	5.00	100	1993	1993	3	100	1,920	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	2,508.00	UT	2.00	2.00	100	2004	2004	3	100	5,016	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		259,309
TOTAL MARKET OB/XF VALUE		11,636
TOTAL LAND VALUE - MARKET		39,600
TOTAL MARKET VALUE		310,545
SOH/AGL Deduction		94,009
ASSESSED VALUE		216,536
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,125
TOTAL JUST VALUE		310,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,266

XFOB:1:1: HORTON MH

BLDG:1:1: HORTON MH

LAND:1:1: ADJ. SIZE

SALE:1:1: INCLUDED 11-5S-17-09208-102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052932	Roof Replacement	27,900	04/24/2025
21826	SFR	640	05/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0758/0859	3/11/1992	AG	U	V	13	7,000

GRANTOR: ALDINE FEAGLE

GRANTEE: BRITT-CHASE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S2 W11 S40 FGR= S21 E6 S2 E10 N2 E6 N21 W22$ E22 S5 E13 FOP= S7 E14 N7 W14$ E14 S4 E3 S2 E8 N2 E3 N29 FOP= N10 PTO= N12 W36 S12 E36$ W31 D3 R3 S7 E28$ W28 N7 L3 U3 W5 N12$.

LAND DESCRIPTION

TOTAL OB/XF 11,636

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		00	213.00	300.00	2.00	LT		1.00	1.00	0.90	22,000.00	19,800.00	39,600							

REVIEW DATE 08/04/2017 BY BC Total Acres: 1.47 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 11/17/2026 BY SYS