LOT 4 MYRTIS ESTATES UNIT 2.
830-1208, 831-1106, PB 1318-1320

BROWN JOSEPH E/BROWN JEANETTE M
229 SE CLARENCE CT
LAKE CITY, FL 32025-9803

2027

11-5S-17-09208-204

BUILDING CHARACTERISTICS

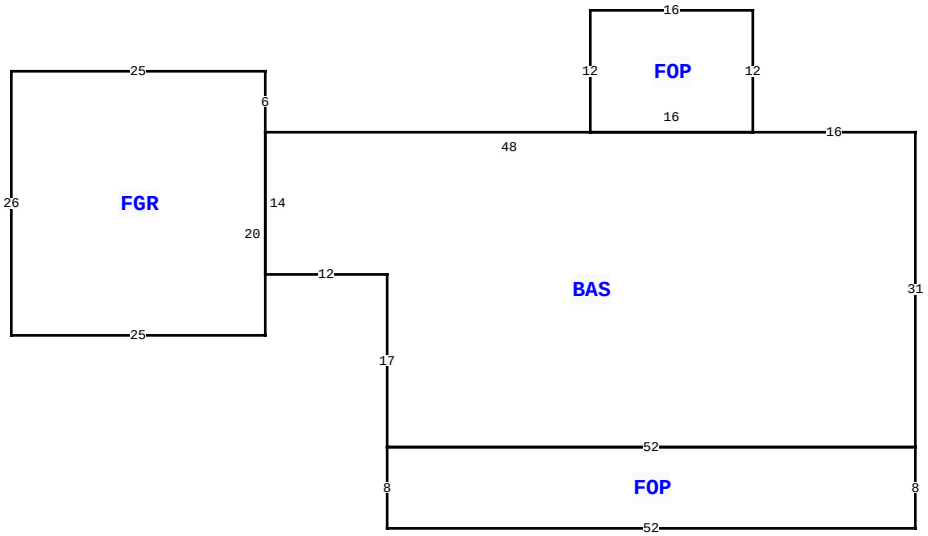
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1,780	100		1,780	171,378
FGR	650	55		358	34,468
FOP	192	30		58	5,585
FOP	416	30		125	12,035
TOTALS	3,038			2,321	223,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,321	119.9000	131.89	306,117	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2019 Heated Area: 1780 HX Base Yr 2019



229 SE CLARENCE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0166	CONC,PAVMT	0	100	0	0	626.00	UT	1.50	1.50	100	1998	1998	3	100	939	
2	0031	BARN,MT AE	0	100	26	30	780.00	UT	7.50	7.50	100	1998	1998	3	100	5,850	
3	0296	SHED METAL	0	100	21	24	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	223,465
TOTAL MARKET OB/XF VALUE	8,289
TOTAL LAND VALUE - MARKET	65,390
TOTAL MARKET VALUE	297,144
SOH/AGL Deduction	90,492
ASSESSED VALUE	206,652
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	155,241
TOTAL JUST VALUE	297,144
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12887	STORAGE	55	08/12/1997
12629	SFR	245	06/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/1870	3/02/2018	WD	Q	I	01	199,000
GRANTOR: MARY E FUTCH						
GRANTEE: JOSEPH E & JEANETTE						
1324/1433	7/05/2016	LE	U	I	14	100
GRANTOR: MARY E FUTCH (WIDOW)						
GRANTEE: MARY E FUTCH(LIFE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N12 W16 S12 E16$ W48 FGR= N6 W25 S26 E25 N20$ S14 E12 S17 FOP= S8 E52 N8 W52$ E52 N31 $.

LAND DESCRIPTION

TOTAL OB/XF 8,289

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	327.00	672.00	5.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,390							

REVIEW DATE 08/04/2017 BY BC Total Acres: 5.03 Total Land Value: 65,390 Market: 0 Agricultural: 0 Common: 65,390 PRINTED 11/17/2026 BY SYS