

COMM NE COR OF SE1/4, S 415 FT
FOR POB, CONT S 415 FT, W
524.85 FT, N 415 FT, E 524.85

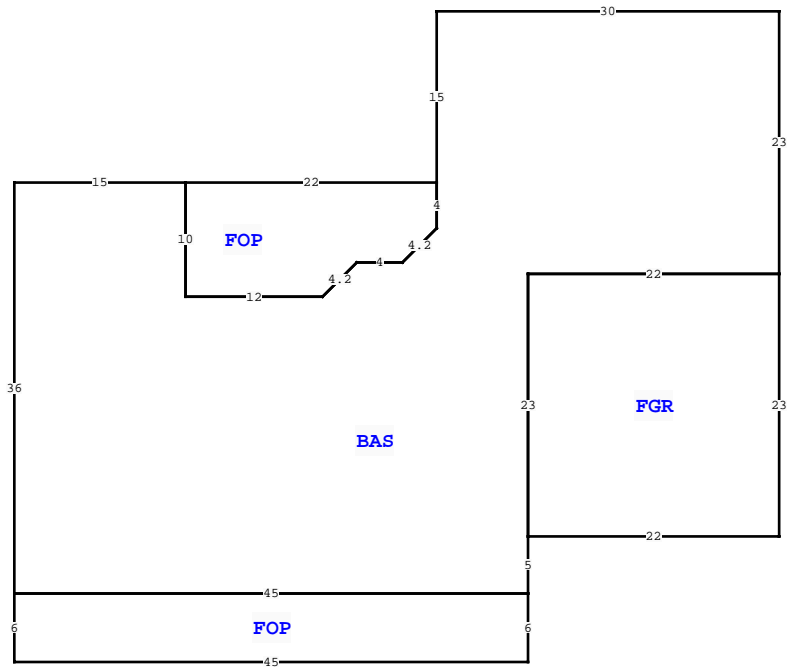
ALDOUS JOHN G & PATRICIA ALDOUS LIVING TRUST
314 SW MENTOR CT
LAKE CITY, FL 32025

2026

12-4S-16-02942-010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,056	100	
FGR	506	55	
FOP	190	30	
FOP	270	30	
TOTALS	3,022		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,472	120.1872	134.61	332,756	2001	2001	0	0	24.00	76.00	
1 SINGLE FAM 100% - 2012 Heated Area: 2056 HX Base Yr 2012												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			470,740
TOTAL MARKET OB/XF VALUE			31,146
TOTAL LAND VALUE - MARKET			39,000
TOTAL MARKET VALUE			540,886
SOH/AGL Deduction			56,252
ASSESSED VALUE			484,634
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			433,223
TOTAL JUST VALUE			540,886
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			548,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055282	Roof Replacement	9,000	03/19/2026
17641	POOL	150	11/13/2000
17284	SFR	340	08/03/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/1630	11/04/2019	QC	U	I	11	100
GRANTOR: JOHN & PATRICIA ALDOUS						
GRANTEE: JOHN & PATRICIA ALD						
1180/1482	5/11/2009	QC	U	I	11	100
GRANTOR: JOHN & PATRICIA ALDOUS						
GRANTEE: JOHN & PATRICIA ALD						

EXTRA FEATURES																
L N	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	0280	POOL R/CON	0	100	15	27	UT	70.00	70.00	100	2001	2001	3	40	11,340	
2	0282	POOL ENCL	0	100	25	40	UT	15.00	15.00	100	2001	2001	3	40	6,000	
3	0166	CONC,PAVMT	0	100	0	0	UT	1.50	1.50	100	2001	2001	3	100	2,376	
4	0166	CONC,PAVMT	0	0	0	0	UT	1.50	1.50	100	2001	2001	3	100	11,430	

TOTAL OB/XF												
31,146												

BUILDING NOTES												
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BUILDING DIMENSIONS
 BAS= W30 S15 FOP= W22 S10 E12 R3 U3 E4 R3 U3 N4\$ S4 D3
 L3 W4 D3 L3 W12 N10 W15 S36 FOP= S6 E45 N6 W45\$ E45 N5
 FGR= E22 N23W22 S23\$ N23 E22 N23\$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	1.50	AC		1.00	1.00	0.30	26,000.00	7,800.00	11,700							
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	0.30	26,000.00	7,800.00	7,800							
3	0000	C	VAC RES	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	0.30	26,000.00	7,800.00	19,500							

