COMM NW COR OF NE1/4 OF SW1/4,
RUN S 521.78 FT, E 1754.86 FT
FOR POB, CONT E 210 FT, S 210

DAVIS MEDINA Y
261 SE DEER ST
LAKE CITY, FL 32025-9409

**2027**

**12-4S-17-08332-072**

## BUILDING CHARACTERISTICS

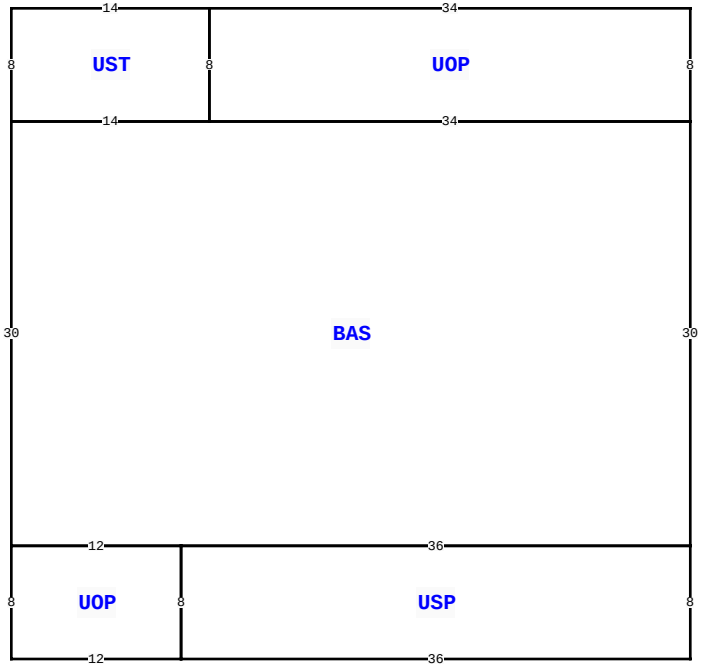
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 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 | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 12417.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,440 | 100 | | 1,440 | 88,537 |
| UOP | 96 | 20 | | 19 | 1,168 |
| UOP | 272 | 20 | | 54 | 3,320 |
| USP | 288 | 35 | | 101 | 6,210 |
| UST | 112 | 45 | | 50 | 3,075 |
| TOTALS | 2,208 | | | 1,664 | 102,309 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,664 | 85.9950 | 94.59 | 157,398 | 1979 | 1979 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2003 Heated Area: 1440 HX Base Yr 2003




261 SE DEER ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/29/2025 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 | 0296 | SHED METAL | 0 | 100 | 12 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 16 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 102,309 |
| TOTAL MARKET OB/XF VALUE | | 600 |
| TOTAL LAND VALUE - MARKET | | 11,110 |
| TOTAL MARKET VALUE | | 114,019 |
| SOH/AGL Deduction | | 47,626 |
| ASSESSED VALUE | | 66,393 |
| TOTAL EXEMPTION VALUE | HX HB | 41,393 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 114,019 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 115,879 |

SALE:1:1: SETTLEMENT

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049456 | Roof Replacement | 14,570 | 03/19/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0950/2325 | 4/08/2002 | WD | Q | I | | 62,000 |
| GRANTOR: GENEVER BRACK | | | | | | |
| GRANTEE: MEDINA Y DAVIS | | | | | | |
| 0832/1546 | 10/30/1996 | QC | Q | I | 01 | 0 |
| GRANTOR: ROBERT F BRACK | | | | | | |
| GRANTEE: GENEVER C BRACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP= N8 W34 S8 E34$ BAS= W34 UST= N8 W14 S8 E14$ W14 S30 UOP= S8 E12 N8 W12$ E12 USP= S8 E36 N8 W36 $ E36 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 600

| 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 | | A-1 | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,110 | | | | | | | |

REVIEW DATE 05/14/2024 BY JS Total Acres: 1.01 Total Land Value: 11,110 Market: 0 Agricultural: 0 Common: 11,110 PRINTED 11/17/2026 BY SYS