NORTH 10 ACRES OF NE1/4 OF SEC E OF NE1/4 OF NE1/4, RUN E 136 FT, FT, N 276 FT TO POB & EX BEG AT

CARTER REBA W/HILL JANICE D
3288 SW DAIRY ST
LAKE CITY, FL 32024

**2027**

**12-5S-15-00446-008**

## BUILDING CHARACTERISTICS

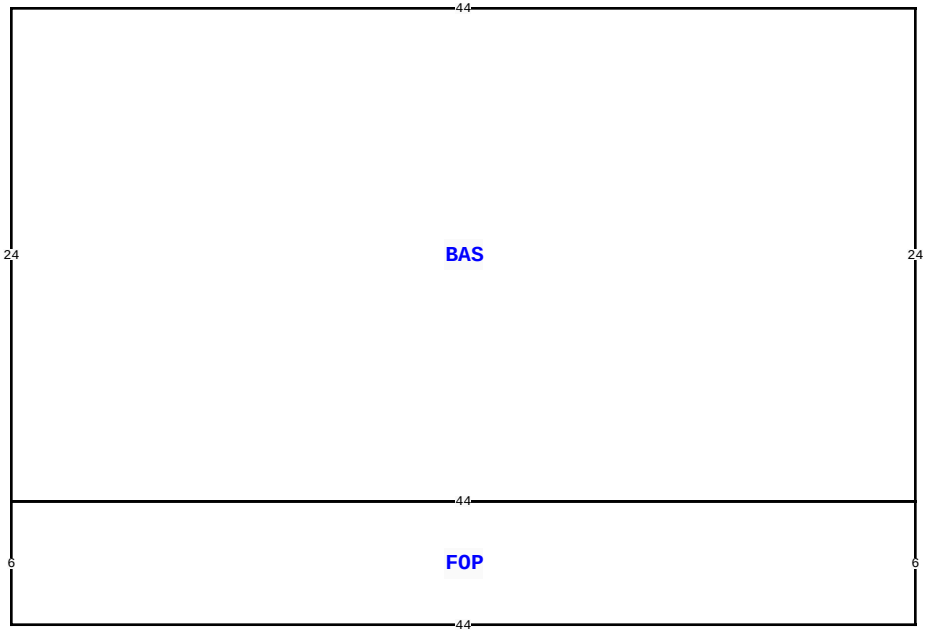
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 12515.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,056 | 100 | | 1,056 | 134,427 |
| FOP | 264 | 30 | | 79 | 10,057 |
| TOTALS | 1,320 | | | 1,135 | 144,484 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,135 | 124.4400 | 136.88 | 155,359 | 2018 | 2018 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1056 HX Base Yr 2019




3288 SW DAIRY ST, 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 144,484 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 43,950 |
| TOTAL MARKET VALUE | | 188,434 |
| SOH/AGL Deduction | | 142,709 |
| ASSESSED VALUE | | 45,725 |
| TOTAL EXEMPTION VALUE | HX HB WX SX DX | 45,725 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 188,434 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 191,062 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1355/1614 | 3/16/2018 | WD | U | I | 11 | 100 |
| GRANTOR: ALURA MICHELLE GRAHAM | | | | | | |
| GRANTEE: REBA MAE CARTER | | | | | | |
| 1313/0154 | 4/12/2016 | QC | U | I | 11 | 100 |
| GRANTOR: REBA MAE CARTER (RESE | | | | | | |
| GRANTEE: REBA MAE CARTER & E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 S24 FOP= S6 E44 N6 W44$ E44 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 2.93 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 43,950 | | | | | | | |

REVIEW DATE 01/07/2019 BY HC Total Acres: 2.93 Total Land Value: 43,950 Market: 0 Agricultural: 0 Common: 43,950 PRINTED 11/17/2026 BY SYS