E1/2 OF LOT 3, RIVERS MANOR
UNIT 2: COMM NW COR OF NW1/4
OF NE1/4, E 333.21 FT FOR POB,

FISHER UWE E/FISHER ELIZABETH JANE
724 SW BLAYLOCK CT
LAKE CITY, FL 32024

**2027**

**12-5S-16-03585-003**

## BUILDING CHARACTERISTICS

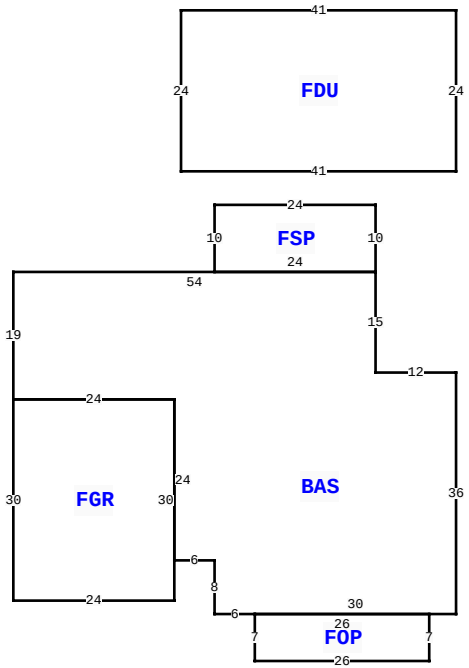
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 12516.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,370 | 100 | | 2,370 | 286,112 |
| FDU | 984 | 60 | | 590 | 71,226 |
| FGR | 720 | 55 | | 396 | 47,806 |
| FOP | 182 | 30 | | 55 | 6,640 |
| FSP | 240 | 40 | | 96 | 11,589 |
| TOTALS | 4,496 | | | 3,507 | 423,374 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,507 | 119.2906 | 131.22 | 460,189 | 2017 | 2017 | 0 | 0 | 0 | 8.00 | 92.00 |

3 SINGLE FAM 100% - 2018 Heated Area: 2370 HX Base Yr 2018




724 SW BLAYLOCK CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 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 | 4,327.00 | UT | 2.00 | 2.00 | 100 | 2017 | 2017 | 3 | 100 | 8,654 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 11 | 25 | 275.00 | UT | 70.00 | 70.00 | 100 | 2017 | 2017 | 3 | 84 | 16,170 | |
| 3 | 0282 | POOL ENCL | 0 | 100 | 21 | 33 | 693.00 | UT | 15.00 | 15.00 | 100 | 2017 | 2017 | 3 | 57 | 5,925 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 423,374 |
| TOTAL MARKET OB/XF VALUE | | 30,749 |
| TOTAL LAND VALUE - MARKET | | 60,240 |
| TOTAL MARKET VALUE | | 514,363 |
| SOH/AGL Deduction | | 151,316 |
| ASSESSED VALUE | | 363,047 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 311,636 |
| TOTAL JUST VALUE | | 514,363 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 522,073 |

SALE:2:1: 10.04 ACRES WITH WELL, SEPTIC & CULVERT

SALE:1:1: WD REPLACING CONTRACT FOR DEED

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 36003 | POOL ENCL | 144 | 11/16/2017 |
| 35858 | POOL | 350 | 10/09/2017 |
| 35360 | SFR | 1,539 | 05/26/2017 |
| 24016 | M H | 275 | 01/05/2006 |
| 15848 | M H | 125 | 07/30/1999 |
| 13059 | PUMP/UTPOL | 30 | 09/15/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1382/2630 | 3/07/2019 | QC | U | I | 11 | 100 |
| GRANTOR: UWE E & ELIZABETH JAN | | | | | | |
| GRANTEE: UWE E & ELIZABETH J | | | | | | |
| 1326/1686 | 11/23/2016 | WD | U | I | 12 | 33,000 |
| GRANTOR: RREF II ACB-FL LLC | | | | | | |
| GRANTEE: UWE E & ELIZABETH J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 N15 FSP= N10 W24 S10 E24$ W54 S19 FGR= S30 E24 N30 W24$ E24 S24 E6 S8 E6 FOP= S7 E26 N7 W26$ E30 N36$ PTR= N30 FDU= N24 W41 S24 E41$ S30$.

## LAND DESCRIPTION

TOTAL OB/XF 30,749

| 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 | 5.02 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 60,240 | | | | | | | |

REVIEW DATE 09/24/2019 BY KR Total Acres: 5.02 Total Land Value: 60,240 Market: 0 Agricultural: 0 Common: 60,240 PRINTED 11/17/2026 BY SYS