

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

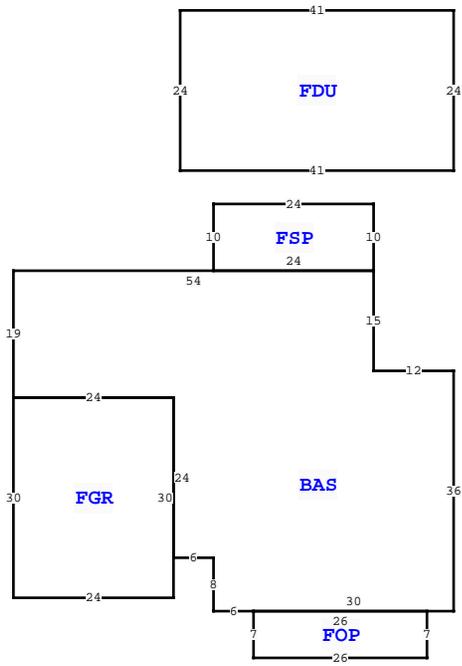
FISHER UWE E/FISHER ELIZABETH JANE
 724 SW BLAYLOCK CT
 LAKE CITY, FL 32024

2026

12-5S-16-03585-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	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.	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
BAS	2,370	100	
FDU	984	60	
FGR	720	55	
FOP	182	30	
FSP	240	40	
TOTALS	4,496		

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	133.61	468,570	2017	2017	0	0	8.00	92.00		
3 SINGLE FAM 100% - 2018 Heated Area: 2370 HX Base Yr 2018													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				431,084	
TOTAL MARKET OB/XF VALUE				30,749	
TOTAL LAND VALUE - MARKET				55,220	
TOTAL MARKET VALUE				517,053	
SOH/AGL Deduction				164,580	
ASSESSED VALUE				352,473	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				301,062	
TOTAL JUST VALUE				517,053	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				522,436	

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

BUILDING NOTES						
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 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\$.						

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	0166	CONC, PAVMT	0	100	0	4,327.00	UT	2.00	2.00	100	2017	2017	3	100	8,654	
2	0280	POOL R/CON	0	100	11	275.00	UT	70.00	70.00	100	2017	2017	3	84	16,170	
3	0282	POOL ENCL	0	100	21	693.00	UT	15.00	15.00	100	2017	2017	3	57	5,925	

LAND DESCRIPTION														TOTAL OB/XF										
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		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,220							