COMM SW COR OF NW1/4 OF NW1/4,
RUN E 19.29 FT FOR POB, CONT E
390.71 FT, N 208 FT, W 397.35

COLLINS LARRY S/COLLINS DEBORAH J
P O BOX 986
LAKE CITY, FL 32056

2027

12-5S-16-03588-001

BUILDING CHARACTERISTICS

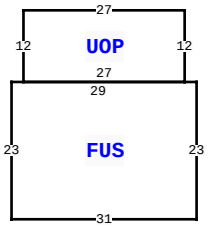
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12516.00	1.00/

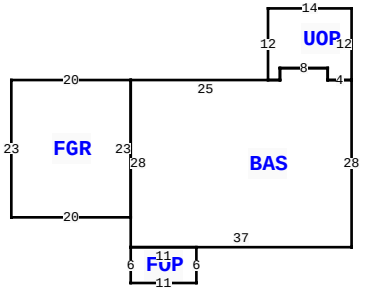
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,052	100		1,052	83,348
FGR	460	55		253	20,045
FOP	66	30		20	1,585
FUS	713	100		713	56,490
UOP	152	20		30	2,377
UOP	324	20		65	5,150
TOTALS	2,767			2,133	168,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	110.8128	121.89	259,991	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1765 HX Base Yr





1527 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0210	GARAGE U	0	100	36	24	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		168,994
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		37,600
TOTAL MARKET VALUE		211,094
SOH/AGL Deduction		88,896
ASSESSED VALUE		122,198
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,787
TOTAL JUST VALUE		211,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044501	Electrical Servic	0	05/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N12 W14 S12 E2 N2 E8 S2 E4$ BAS= W4 N2 W8 S2 W25 FGR= W20 S23 E20 N23$ S28 FOP= S6 E11 N6 W11$ E37 N28 $ PTR=N40 FUS= N23 W2 UOP= N12 W27 S12 E27$ W29 S23 E31$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	1.88	AC		1.00	1.00	1.00	20,000.00	20,000.00	37,600							

REVIEW DATE 09/18/2019 BY LR Total Acres: 1.88 Total Land Value: 37,600 Market: 0 Agricultural: 0 Common: 37,600 PRINTED 11/17/2026 BY SYS