NW1/4 OF NW1/4 EX THE PORTION LY FALL RD & E OF CR-245.

KOSTER CONSTRUCTION CO, INC
4724 SE HIGH FALLS RD
LAKE CITY, FL 32025

2027

12-5S-17-09217-001

BUILDING CHARACTERISTICS

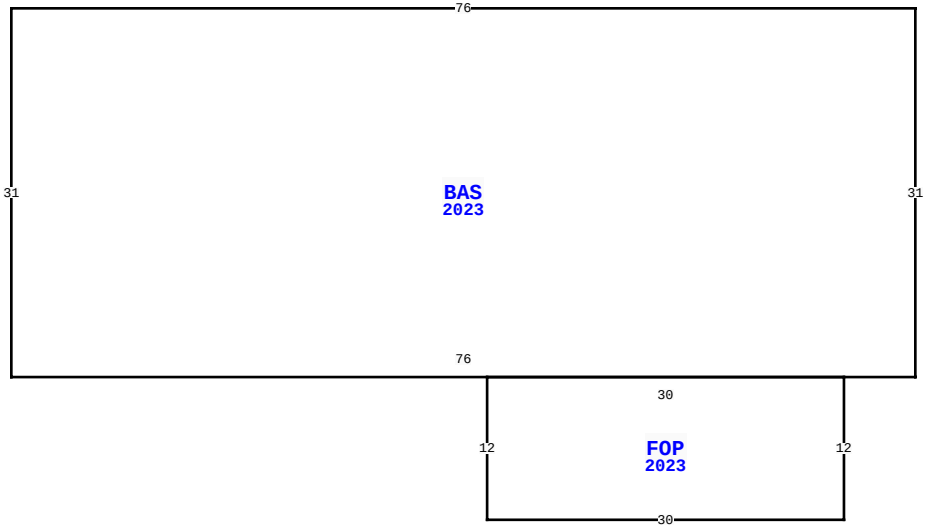
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2023	2,356	243,538
FOP	360	35	2023	126	13,025
TOTALS	2,716			2,482	256,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,482	117.0000	108.81	270,066	2022	2022	0	0	0	5.00	95.00

1 MANUF 1 0% - 2024 Heated Area: 2356 HX Base Yr



4724 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	256,563
TOTAL MARKET OB/XF VALUE	28,920
TOTAL LAND VALUE - MARKET	303,750
TOTAL MARKET VALUE	309,381
SOH/AGL Deduction	0
ASSESSED VALUE	309,381
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,381
TOTAL JUST VALUE	589,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	591,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044845	Additions	8,500	06/30/2022
000043989	Storage Building	25,297	03/23/2022
000043905	Mobile Home		03/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1497/2065	8/17/2023	WD	Q	I	01	635,000
GRANTOR: DIBRA BLERIM						
GRANTEE: KOSTER CONSTRUCTION						
1438/1788	5/25/2021	WD	Q	V	01	284,000
GRANTOR: FEAGLE MARLIN M						
GRANTEE: DIBRA BLERIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,17] E76 S31 W76 N31 $
FOP=[YR=2023;ORIG=60,48] E30 S12 W30 N12 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0030	BARN,MT	0	0	30	40	1,200.00	UT	15.00	15.00	100	2023	2022		100	18,000	
3	0251	LEAN TO W/	0	0	14	40	560.00	UT	7.00	7.00	100	2023	2022		100	3,920	

LAND DESCRIPTION

TOTAL OB/XF 28,920

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	0200	C	MBL HM	0					1.00	AC		1.00	1.00	0.90	9,000.00	8,100.00	8,100							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	35.50	AC		1.00	1.00	1.00	445.00	445.00	15,798							
3	9910	M	MKT.VAL.AG	0					36.50	AC		1.00	1.00	0.90	9,000.00	8,100.00	295,650							

REVIEW DATE 10/05/2023 BY ME Total Acres: 36.50 Total Land Value: 23,898 Market: 295,650 Agricultural: 15,798 Common: 8,100 PRINTED 11/17/2026 BY SYS