LOT 7 SOUTHERN APPROACHES S/D UN
822-991, 901-670, FJ 1172-2617,

BASIC FOUNDATION TRUST DATED NOVEMBER 30, 2021
1211 NE 8TH AVE #200
FORT LAUDERDALE, FL 33304

**2027**

**13-4S-16-02952-207**

## BUILDING CHARACTERISTICS

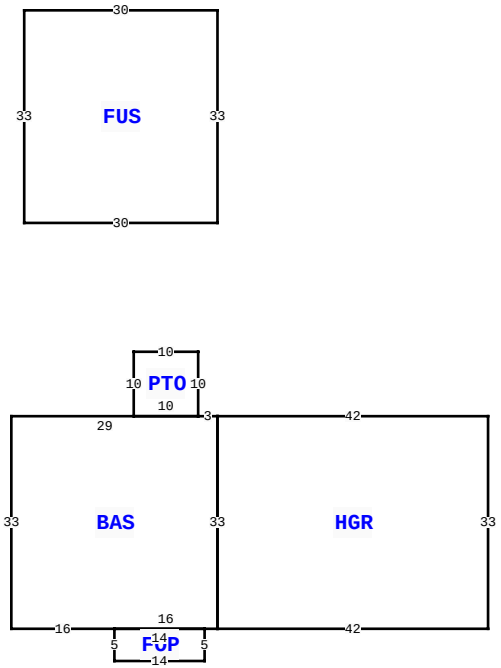
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 12 | HARDWOOD 10 |
| Air Condition | 03 | CENTRAL 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 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 13416.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,056 | 100 | | 1,056 | 90,500 |
| FOP | 70 | 30 | | 21 | 1,800 |
| FUS | 990 | 100 | | 990 | 84,844 |
| HGR | 1,386 | 45 | | 624 | 53,477 |
| PTO | 100 | 5 | | 5 | 428 |
| TOTALS | 3,602 | | | 2,696 | 231,050 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,696 | 111.3024 | 122.43 | 330,071 | 2001 | 2001 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 2046 HX Base Yr




213 SW BONANZA GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 2,600 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 231,050 |
| TOTAL MARKET OB/XF VALUE | 2,600 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 268,650 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 268,650 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 268,650 |
| TOTAL JUST VALUE | 268,650 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 272,858 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16953 | SFR | 325 | 05/12/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1484/939 | 2/07/2023 | WD | Q | I | 01 | 275,000 |
| GRANTOR: CORBETT MICHAEL | | | | | | |
| GRANTEE: BASIC FOUNDATION TR | | | | | | |
| 1214/1821 | 5/10/2011 | WD | U | I | 12 | 128,100 |
| GRANTOR: FEDERAL NATIONLA MORT | | | | | | |
| GRANTEE: MICHAEL CORBETT & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W3 PTO= N10 W10 S10 E10$ W29 S33 E16 FOP= S5 E14 N5 W14$ E16 N33$ HGR= S33 E42 N33 W42$ PTR= N30 FUS= N33 W30 S33 E30$ S30$.

## LAND DESCRIPTION

TOTAL OB/XF 2,600

| 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 | 0 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 01/22/2025 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS