LOT 17 HUNNINGTON PLACE PHS 1.

WD 1282-2505, WD 1310-1512, WD 1

PARKER BEVERLY JACARA KIANA
239 SW NEWLYWED CT
LAKE CITY, FL 32024

**2027**

**14-4S-16-02973-117**

## BUILDING CHARACTERISTICS

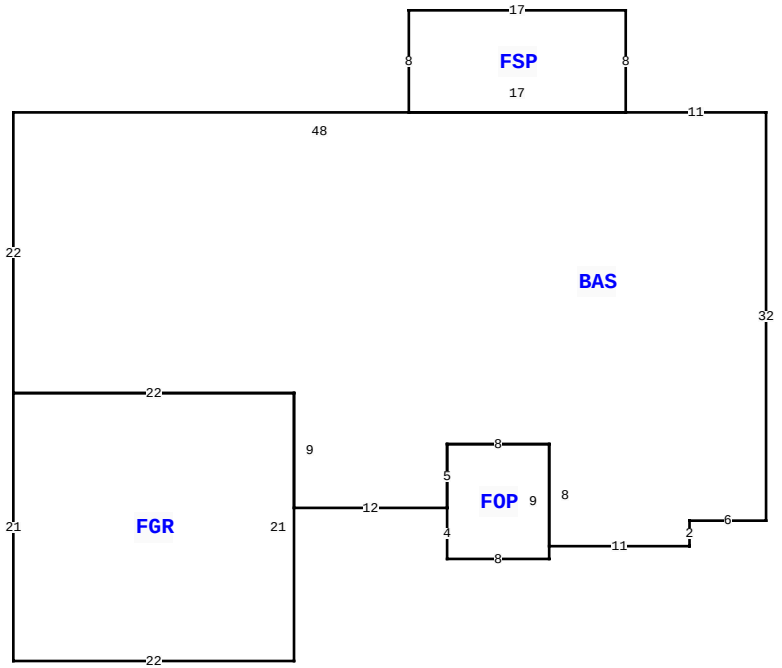
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 13 | LAM/VNLPLK 20 |
| Air Condition | 03 | CENTRAL 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 | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 14416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,630 | 100 | | 1,630 | 186,045 |
| FGR | 462 | 55 | | 254 | 28,991 |
| FOP | 72 | 30 | | 22 | 2,511 |
| FSP | 136 | 40 | | 54 | 6,163 |
| TOTALS | 2,300 | | | 1,960 | 223,710 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,960 | 115.2942 | 126.82 | 248,567 | 2015 | 2015 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1630 HX Base Yr 2022




239 SW NEWLYWED CT, 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 | 100 | 0 | 0 | 1,011.00 | UT | 2.00 | 2.00 | 100 | 2015 | 2015 | 3 | 100 | 2,022 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 223,710 |
| TOTAL MARKET OB/XF VALUE | 2,022 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 260,732 |
| SOH/AGL Deduction | 19,703 |
| ASSESSED VALUE | 241,029 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 189,618 |
| TOTAL JUST VALUE | 260,732 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 264,808 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 32969 | SFR | 692 | 05/12/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1428/652 | 1/15/2021 | WD | Q | I | 01 | 239,000 |
| GRANTOR: BOEHMER ELLEN E | | | | | | |
| GRANTEE: PARKER BEVERLY JACA | | | | | | |
| 1310/1512 | 2/24/2016 | WD | Q | I | 01 | 171,500 |
| GRANTOR: BULLARD MANAGEMENT SE | | | | | | |
| GRANTEE: ELLEN E BOEHMER (UN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W11 W48 S22 E22 S9 E12 N5 E8 S8 E11 N2 E6 N32 $
FGR=[ORIG=-59,22] S21 E22 N21 W22 $
FSP=[ORIG=-11,0] N8 W17 S8 E17 $
FOP=[ORIG=-25,31] S4 E8 N9 W8 S5 $
.

## LAND DESCRIPTION

TOTAL OB/XF 2,022

| 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 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 12/02/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS