COMM 434.41 FT E OF NW COR OF NW1/4 OF SW1/4 FOR POB, RUN E 225 FT, SE 48 DEG 302.66 FT TO

MUSANTE MELVIN/MUSANTE TAMMY LYNN
3730 SW STATE ROAD 247
LAKE CITY, FL 32024

2027

15-4S-16-02994-010

BUILDING CHARACTERISTICS

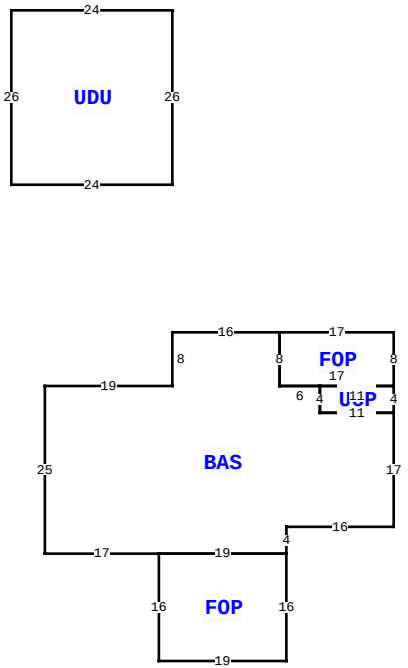
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	119,844
FOP	136	30		41	3,722
FOP	304	30		91	8,262
UDU	624	55		343	31,142
UOP	44	20		9	817
TOTALS	2,428			1,804	163,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,804	120.0500	132.06	238,236	1974	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2022 Heated Area: 1320 HX Base Yr 2022



3730 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,787
TOTAL MARKET OB/XF VALUE		3,870
TOTAL LAND VALUE - MARKET		15,295
TOTAL MARKET VALUE		182,952
SOH/AGL Deduction		12,730
ASSESSED VALUE		170,222
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		113,811
TOTAL JUST VALUE		182,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048007	Roof Replacement	17,400	08/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/2401	5/20/2020	WD	Q	I	01	155,000
GRANTOR: KATHY JOHNS						
GRANTEE: MELVIN & TAMMY MUSA						
0741/1900	2/12/1991	WD	Q	I		37,300
GRANTOR: JIMMY HARRIS						
GRANTEE: KATHY JOHNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S25 E17 FOP= S16 E19 N16 W19$ E19 N4 E16 N17 UOP= N4 FOP= N8 W17 S8 E17$ W11 S4 E11$ W11 N4 W6 N8 W16 S8$ PTR=N30 UDU= N26 W24S26 E24$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	100	3	45	135.00	UT	2.00	2.00	100	1993	1993	3	100	270	
3	0060	CARPORT F	0	100	20	22	440.00	UT	5.00	5.00	100	2007	2007	3	100	2,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,870

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		00	0.00	0.00	1.33	AC		1.00	1.00	1.00	11,500.00	11,500.00	15,295							

REVIEW DATE 08/28/2024 BY KS Total Acres: 1.33 Total Land Value: 15,295 Market: 0 Agricultural: 0 Common: 15,295 PRINTED 11/17/2026 BY SYS