

LOTS 33 & 34 COUNTRY CREEK S/D &
 LOT 34, N 2.50 FT, E 139.35 FT T
 34, S 32 FT TO N LINE OF LOT 33,

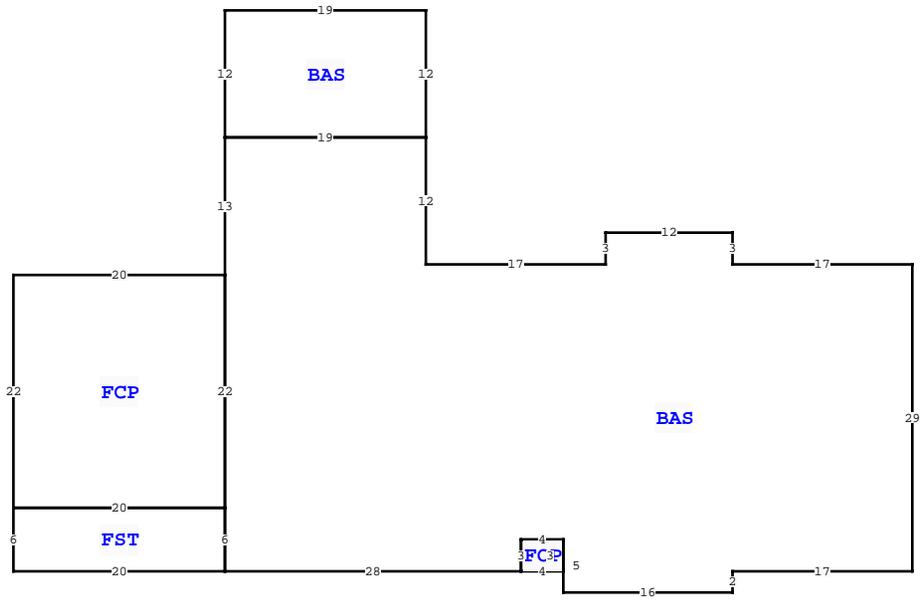
PETERSON JUNE C
 280 SE BREAM LOOP
 LAKE CITY, FL 32025-1738

2026

15-4S-17-08359-073


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	15417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	228	100	
BAS	2,169	100	
FCP	440	25	
FOP	12	30	
FST	120	55	
TOTALS	2,969		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,577	110.9760	126.51	326,016	1979	1979	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 2397 HX Base Yr												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY			VALUATION SUMMARY	
Tax Group: 2	Tax Dist:		STANDARD	
BUILDING MARKET VALUE			211,910	
TOTAL MARKET OB/XF VALUE			8,340	
TOTAL LAND VALUE - MARKET			37,000	
TOTAL MARKET VALUE			257,250	
SOH/AGL Deduction			104,187	
ASSESSED VALUE			153,063	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			101,652	
TOTAL JUST VALUE			257,250	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			253,532	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31372	MAINT/ALTR	55	08/21/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/277	1/10/2024	LE U	I	I	14	100
GRANTOR: PETERSON JUNE C						
GRANTEE: VAUGHN LUNE FKA JUN						
1504/1822	11/08/2023	LE U	I	I	14	100
GRANTOR: PETERSON JUNE C						
GRANTEE: VAUGHN JUNE (F/K/A)						

EXTRA FEATURES																
L N	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	UT	2.00	1,200.00	100	0	0	3	100	2,400	
2	0166	CONC, PAVMT	0	100	13	60	UT	1.19	1.19	100	0	0	3	100	928	
3	0210	GARAGE U	0	100	20	24	UT	5.40	5.40	100	0	0	3	100	2,592	
4	0070	CARPOT UF	0	100	12	30	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0252	LEAN-TO W/	0	100	12	30	UT	2.00	2.00	100	2004	2004	3	100	480	
6	0296	SHED METAL	0	100	12	24	UT	5.00	5.00	100	2004	2004	3	100	1,440	

TOTAL OB/XF													8,340				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/21/2023	MLU										

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W17 N3 W12 S3 W17 N12 BAS= N12 W19 S12 E19\$ W19 S13FCP= W20 S22 E20 N22\$ S22 FST= W20 S6E20 N6\$ S6 E28 FOP= E4 N3 W4 S3\$ N3 E4 S5 E16 N2 E17 N29\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000								