

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,

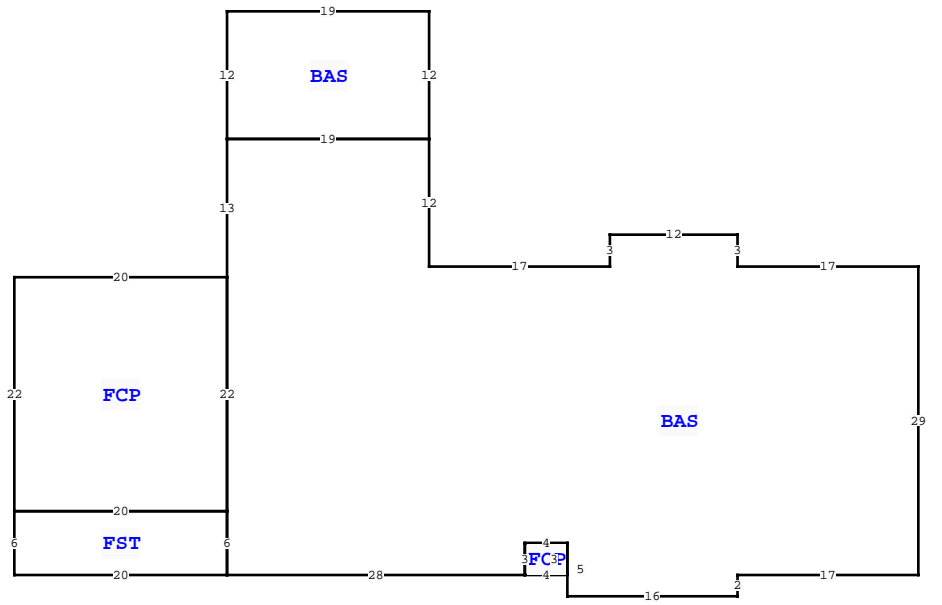
PETERSON JUNE C
 280 SE BREAM LOOP
 LAKE CITY, FL 32025-1738

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 | 124.29 | 320,295 | 1979 | 1979 | 0 | 0 | 35.00 | 65.00 |
| 1 SINGLE FAM 100% - 0 Heated Area: 2397 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 208,192 |
| TOTAL MARKET OB/XF VALUE | | | 8,340 |
| TOTAL LAND VALUE - MARKET | | | 37,000 |
| TOTAL MARKET VALUE | | | 253,532 |
| SOH/AGL Deduction | | | 100,469 |
| ASSESSED VALUE | | | 153,063 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 101,652 |
| TOTAL JUST VALUE | | | 253,532 |
| 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 |
| 1 | 0190 | FPLC PF | 0 | 100 | 0 | 2.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 |
| 2 | 0166 | CONC, PAVMT | 0 | 100 | 13 | 780.00 | UT | 1.19 | 1.19 | 100 | 0 |
| 3 | 0210 | GARAGE U | 0 | 100 | 20 | 480.00 | UT | 5.40 | 5.40 | 100 | 0 |
| 4 | 0070 | CARPOT UF | 0 | 100 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 240.00 | UT | 2.00 | 2.00 | 100 | 2004 |
| 6 | 0296 | SHED METAL | 0 | 100 | 12 | 240.00 | UT | 5.00 | 5.00 | 100 | 2004 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 8,340 | | | | | | | | | | | |

| 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 | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0100 | C | SFR | 100 | | RSF-2 | 0.00 | 0.00 | 2.00 | LT | 1.00 |