LOT 9 VILLAGE WOOD S/D UNIT 1.
524-613, 719-232, 737-074, 792-1

TALLEY CAWAN/TON CINDY
282 SE POLK LN
LAKE CITY, FL 32025

2027

15-4S-17-08360-009

BUILDING CHARACTERISTICS

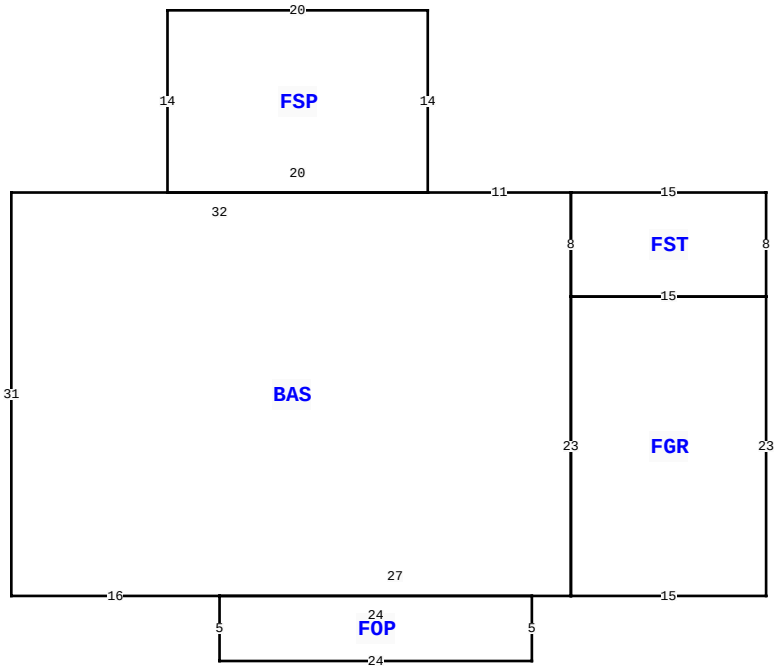
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100		1,333	162,331
FGR	345	55		190	23,138
FOP	120	30		36	4,384
FSP	280	40		112	13,639
FST	120	55		66	8,037
TOTALS	2,198			1,737	211,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	140.1400	154.15	267,759	1990	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2025 Heated Area: 1333 HX Base Yr 2025



282 SE POLK LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	12	65	780.00	UT	2.50	2.50	100	0	0	3	100	1,950	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		211,530
TOTAL MARKET OB/XF VALUE		3,050
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		233,080
SOH/AGL Deduction		0
ASSESSED VALUE		233,080
TOTAL EXEMPTION VALUE	HX HB 13	233,080
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		233,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,936

SALE:3:1: LOT 9 VILLAGE WOOD UNIT 1
SALE:2:1: LOT 9, VILLAGE WOOD UNIT 1
SALE:1:1: LOT 9 VILLAGE WOOD UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045235	Roof Replacement	11,870	08/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1204	8/13/2024	WD	Q	I	01	270,000
GRANTOR: SONNEY ERIC L SR						
GRANTEE: TALLEY CAWAN						
1473/965	8/15/2022	WD	Q	I	01	250,000
GRANTOR: ARATA JESSICA M						
GRANTEE: SONNEY ERIC L SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N14 W20 S14 E20$ W32 S31 E16 FOP= S5 E24N5 W24$ E27 FGR= E15 N23 W15 S23$ N23 FST= E15 N8 W15 S8$N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,050

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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/19/2024 BY TP Total Acres: 0.41 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS