LOT 10 VILLAGE WOOD S/D UNIT 1.
452-135, 621-676, WD 1023-3, WD

VRASTIL LORA LEE/VRASTIL TIMOTHY RICHARD
176 NW CAMBRIDGE HILL WAY
LAKE CITY, FL 32055

2027

15-4S-17-08360-010

BUILDING CHARACTERISTICS

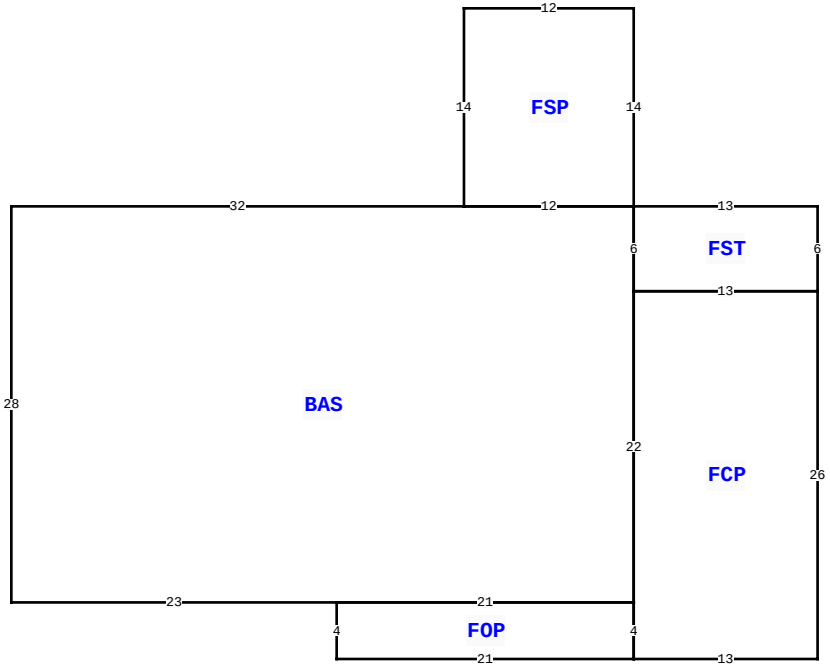
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,232	100		1,232	122,578
FCP	338	25		84	8,357
FOP	84	30		25	2,488
FSP	168	40		67	6,666
FST	78	55		43	4,278
TOTALS	1,900			1,451	144,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	120.6000	132.66	192,490	1980	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2022 Heated Area: 1232 HX Base Yr



302 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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0040	BARN,POLE	0	0	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,800	
5	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,368
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	14,800
TOTAL MARKET VALUE	164,168
SOH/AGL Deduction	0
ASSESSED VALUE	164,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,168
TOTAL JUST VALUE	164,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041746	Roof Replacement	7,000	04/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/790	3/31/2021	WD	Q	I	01	140,500
GRANTOR: LYONS CLEVELAND VANCE						
GRANTEE: VRASTIL LORA LEE						
1305/1809	12/04/2015	WD	Q	I	01	86,000
GRANTOR: CARRIE L SAP (SKINNER						
GRANTEE: CLEVELAND VANCE LYO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S28 E23 FOP= S4 E21N4 W21$ E21 FCP= S4 E13 N26 W13 S22$ N22 FST= E13 N6 W13 S6$ N6 FSP= N14 W12 S14 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	14,800							

REVIEW DATE 05/01/2017 BY BC Total Acres: 0.41 Total Land Value: 14,800 Market: 0 Agricultural: 0 Common: 14,800 PRINTED 11/17/2026 BY SYS