LOT 61 VILLAGE WOOD UNIT 3. KDS RENTALS LLC

433-720, WD 1155-2707, WD 1266-2 ,

2027

15-4S-17-08360-073

BUILDING CHARACTERISTICS

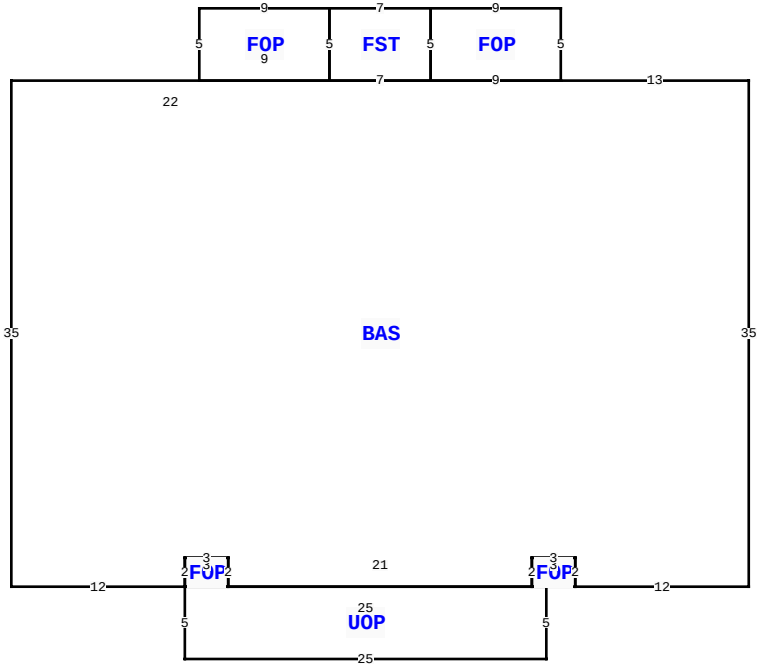
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	1,773	100		1,773	75,362
FOP	6	30		2	85
FOP	6	30		2	85
FOP	45	30		14	595
FOP	45	30		14	595
FST	35	55		19	808
UOP	125	20		25	1,063
TOTALS	2,035			1,849	78,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,849	97.7130	85.01	157,183	1978	1978	0	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 1773 HX Base Yr



102 SE BRACKEN WAY, 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	0	0	3	100	250	
2	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	78,592
TOTAL MARKET OB/XF VALUE	2,650
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	99,742
SOH/AGL Deduction	0
ASSESSED VALUE	99,742
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,742
TOTAL JUST VALUE	99,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043164	Roof Replacement	12,477	11/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1266/2226	12/13/2013	WD	Q	I	01	157,000

GRANTOR: GLENN I JONES INC

GRANTEE: KDS RENTALS LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N5 W9 S5 E9$ W9 FST= N5 W7 S5 E7$ W7 FOP= N5 W9 S5E9$ W22 S35 E12 UOP= S5 E25 N5 W25$ FOP= E3 N2 W3 S2$ N2 E3 S2 E21 FOP= E3N2 W3 S2$ N2 E3 S2 E12 N35$.

LAND DESCRIPTION

TOTAL OB/XF 2,650

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	0800	C	MULTI-FAM	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/02/2022 BY JS Total Acres: 0.35 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS