LOT 17 ROLLING HILLS S/D.
435-238, 623-563, 667-34, 831-69

MARIE H PRICE LIVING TRUST
P O BOX F
WHITE SPRINGS, FL 32096-0280

**2027**

**15-4S-17-08360-217**

## BUILDING CHARACTERISTICS

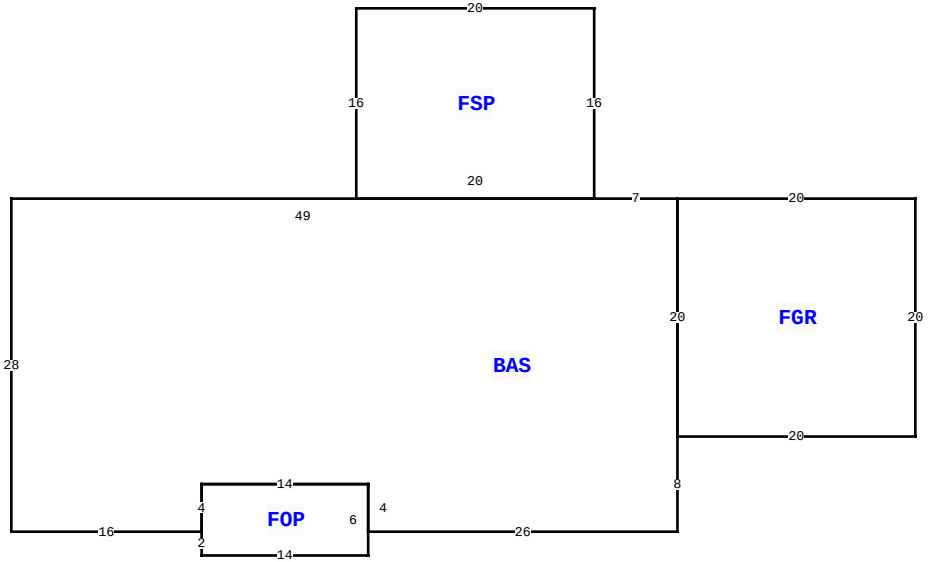
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 90 |
| Interior Floo | 15 | HARDTILE 10 |
| 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 | 15417.070 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,512 | 100 | | 1,512 | 111,371 |
| FGR | 400 | 55 | | 220 | 16,205 |
| FOP | 84 | 30 | | 25 | 1,841 |
| FSP | 320 | 40 | | 128 | 9,428 |
| TOTALS | 2,316 | | | 1,885 | 138,845 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,885 | 103.0140 | 113.32 | 213,608 | 1988 | 1988 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 1512 HX Base Yr 2017




3222 SE COUNTRY CLUB RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 10 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 500 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2021 | 2020 | | 100 | 800 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 14 | 16 | 1.00 | UT | 6,500.00 | 6,500.00 | 100 | 2021 | 2020 | | 100 | 6,500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 138,845 |
| TOTAL MARKET OB/XF VALUE | 10,600 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 171,945 |
| SOH/AGL Deduction | 62,179 |
| ASSESSED VALUE | 109,766 |
| TOTAL EXEMPTION VALUE | HX HB VX 13 109,766 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 171,945 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 174,469 |

SALE:2:1: LOT 17 ROLLING HILLS S/D

SALE:1:1: LOT 17 ROLLING HILLS S/D

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047799 | Roof Replacement | 15,100 | 08/01/2023 |
| 000046990 | Remodel | 14,939 | 04/18/2023 |
| 40892 | STORAGE | 0 | 10/17/2020 |
| 33370 | MAINT/ALTR | 60 | 09/15/2015 |
| 32348 | MAINT/ALTR | 95 | 10/01/2014 |
| 24369 | MAINT/ALTR | 0 | 04/11/2006 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1329/1015 | 12/30/2016 | WD | U | I | 11 | 100 |
| GRANTOR: MARIE H PRICE | | | | | | |
| GRANTEE: MARIE H PRICE TRUST | | | | | | |
| 1266/0170 | 11/26/2013 | WD | Q | I | 01 | 82,000 |
| GRANTOR: FRANK LONGENECKER | | | | | | |
| GRANTEE: MARIE H PRICE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W7 FSP= N16 W20 S16 E20$ W49 S28 E16 FOP= S2 E14 N6 W14 S4$ N4 E14 S4 E26 N8 FGR= E20 N20 W20 S20$ N20$.

## LAND DESCRIPTION

TOTAL OB/XF 10,600

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 10/03/2023 BY jerry Total Acres: 0.63 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS