LOT 18 KIMBERLY OAKS S/D.

WD 1042-1953, WD 1336-1653,

PARKER CLARENCE WARREN III/PARKER LEIGH ANNE
1156 SW UPCHURCH AVE
LAKE CITY, FL 32024

2027

16-4S-16-03026-118

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

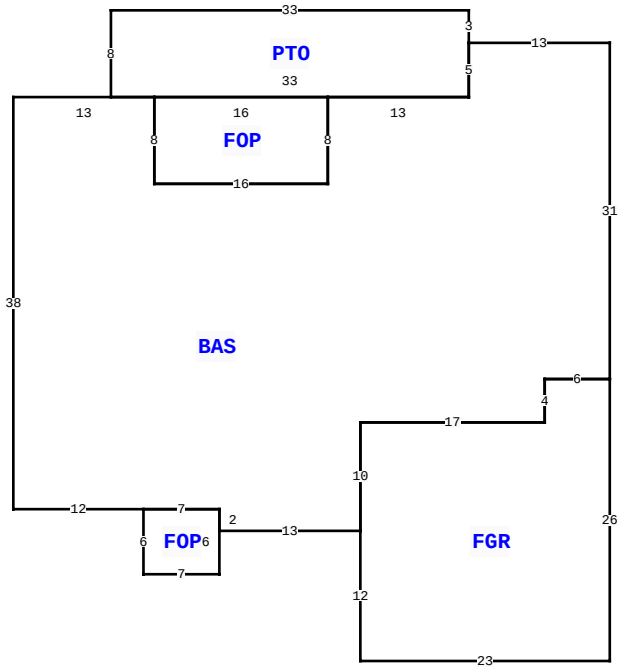
NEIGHBORHOOD/LOC 16416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,845	100		1,845	236,787
FGR	530	55		292	37,475
FOP	42	30		13	1,668
FOP	128	30		38	4,877
PTO	264	5		13	1,668
TOTALS	2,809			2,201	282,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,201	125.4528	138.00	303,738	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2020 Heated Area: 1845 HX Base Yr 2020



1156 SW UPCHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0	0	1,056.00	UT	2.00	2.00	100	2018	2018	3	100	2,112	
2	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00	70.00	100	2019	2019	3	89	17,942	
3	0166	CONC,PAVMT	0	100	0	0	937.00	UT	3.00	3.00	100	2024	2023		100	2,811	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		282,476
TOTAL MARKET OB/XF VALUE		22,865
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		340,341
SOH/AGL Deduction		82,195
ASSESSED VALUE		258,146
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		206,735
TOTAL JUST VALUE		340,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38143	POOL	263	05/21/2019
36895	SFR	905	06/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0533	2/21/2019	WD	Q	I	01	229,900
GRANTOR: M FOREST BUTLER						
GRANTEE: CLARENCE WARREN III						
1336/1653	5/10/2017	WD	Q	V	01	9,500
GRANTOR: CLAIRE BAGNALL						
GRANTEE: M FOREST BUTLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N3 W33 S8 E33 N5$ S5 W13 FOP= W16S8 E16 N8$ S8 W16 N8 W13 S38 E12 FOP= S6 E7 N6 W7$ E7 S2E13 FGR= S12 E23 N26 W6 S4 W17 S10$ N10 E17 N4 E6 N31$.

LAND DESCRIPTION

TOTAL OB/XF 22,865

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/18/2024 BY KS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS