COMM SE COR OF SEC, RUN W 1312.7
FT FOR POB, RUN W 47.34 FT, N 20
LINE OF RD, SE ALONG R/W 254.27

HOME SOLUTION PARTNERSHIPS LLC
20345 NW 248TH DR
HIGH SPRINGS, FL 32643

2027

16-4S-17-08374-000

BUILDING CHARACTERISTICS

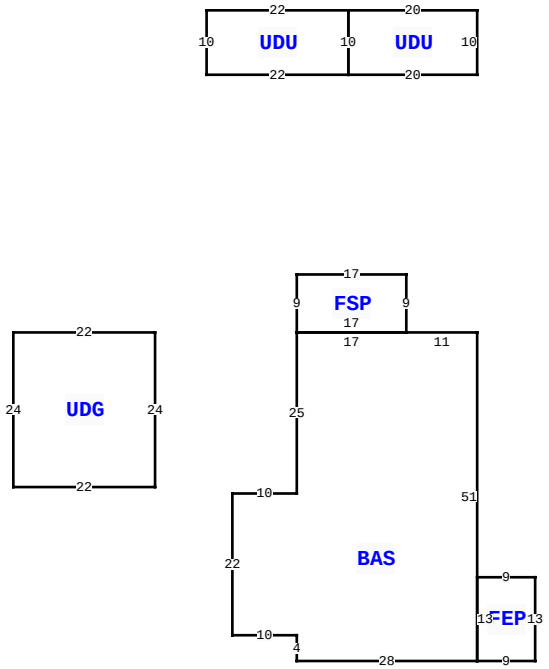
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	16417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100		1,648	110,591
FEP	117	80		94	6,308
FSP	153	40		61	4,094
UDG	528	55		290	19,461
UDU	200	55		110	7,381
UDU	220	55		121	8,120
TOTALS	2,866			2,324	155,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,324	93.8520	103.24	239,930	1932	1965	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1648 HX Base Yr



1730 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	155,954
TOTAL MARKET OB/XF VALUE	1,175
TOTAL LAND VALUE - MARKET	15,985
TOTAL MARKET VALUE	173,114
SOH/AGL Deduction	0
ASSESSED VALUE	173,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,114
TOTAL JUST VALUE	173,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051292	Roof Replacement	3,399	10/28/2024
000051293	Roof Replacement	12,999	10/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/1452	10/01/2024	QC	U	I	11	100
GRANTOR: GAAR ANGELA LEIGH						
GRANTEE: HOME SOLUTION PARTN						
1524/1453	9/29/2024	QC	U	I	11	100
GRANTOR: GAAR ANGELA LEIGH						
GRANTEE: HOME SOLUTIONS PART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N9 W17 S9 E17$W17 S25 W10 S22 E10 S4 E28 FEP= E9 N13 W9 S13$ N51$ PTR=N50 UDU= W20 UDU= W22 S10 E22 N10$ S10 E20 N10$ S50$ PTR=W50 UDG= W22 S24 E22 N24$E50$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	650	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	325	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,175

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		A-1	0.00	0.00	1.39	AC		1.00	1.00	1.00	11,500.00	11,500.00	15,985							

REVIEW DATE 12/09/2024 BY JS Total Acres: 1.39 Total Land Value: 15,985 Market: 0 Agricultural: 0 Common: 15,985 PRINTED 11/17/2026 BY SYS