LOT 12 BLOCK B CENTURY OAK S/D.
377-431, 732-964, 742-115, 744-1

SUTTON LAUREN BRITTANY
24121 W US HWY 27
HIGH SPRINGS, FL 32643

2027

16-4S-17-08382-411

BUILDING CHARACTERISTICS

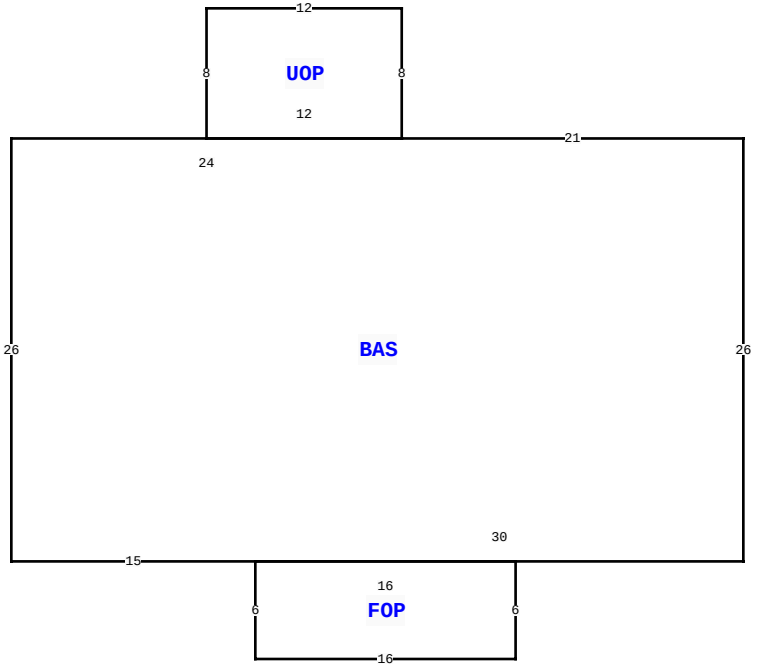
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100		1,170	154,371
FOP	96	30		29	3,826
UOP	96	20		19	2,507
TOTALS	1,362			1,218	160,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,218	148.0820	162.89	198,400	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2026 Heated Area: 1170 HX Base Yr



279 SE FOREST TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	160,704
TOTAL MARKET OB/XF VALUE	5,427
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	184,631
SOH/AGL Deduction	0
ASSESSED VALUE	184,631
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,631
TOTAL JUST VALUE	184,631
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047543	Roof Replacement	17,000	06/26/2023
24483	SFR	383	05/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1674	12/19/2022	WD	Q	I	01	204,000
GRANTOR: ROBEY KATEE ANN						
GRANTEE: SUTTON LAUREN BRITT						
1454/2775	12/14/2021	WD	Q	I	01	176,000
GRANTOR: MCDOUGAL JOSHUA						
GRANTEE: ROBEY KATEE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 UOP= N8 W12 S8 E12$ W24 S26 E15 FOP= S6 E16 N6 W16$ E30 N26$.

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	969.00	UT	3.00	3.00	100	2006	2006	3	100	2,907	
2	0296	SHED METAL	0	0	10	16	160.00	UT	12.00	12.00	100	2006	2006	3	100	1,920	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 5,427

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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS