LOT 3: COMM NW COR OF SE1/4, E 1
S 808.03 FT FOR POB, CONT S 521.
FT TO N R/W OF ENGLISH RD, SW 69

HENDERSON JODI M/HENDERSON JANET J
1061 SW ENGLISH ST
LAKE CITY, FL 32025-3666

**2027**

**16-5S-17-09270-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 |
| Quality | 07 | 07 |
| DOR CODE | 5000 | IMPROVED AG |

MAP NUM | MKT AREA 02

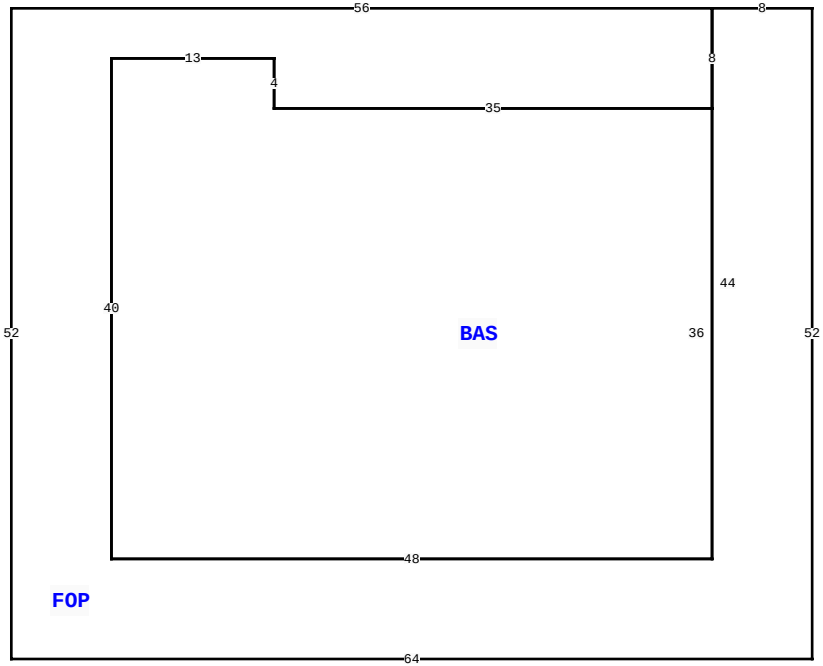
NEIGHBORHOOD/LOC 16517.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,780 | 100 | | 1,780 | 217,536 |
| FOP | 1,548 | 30 | | 464 | 56,706 |
| TOTALS | 3,328 | | | 2,244 | 274,242 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,244 | 126.9730 | 139.67 | 313,419 | 2015 | 2015 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SINGLE FAM 100% - 2016 Heated Area: 1780 HX Base Yr 2016




1061 SW ENGLISH ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/07/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 274,242 |
| TOTAL MARKET OB/XF VALUE | | 44,034 |
| TOTAL LAND VALUE - MARKET | | 202,615 |
| TOTAL MARKET VALUE | | 332,080 |
| SOH/AGL Deduction | | 117,285 |
| ASSESSED VALUE | | 214,795 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 163,384 |
| TOTAL JUST VALUE | | 520,891 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 525,878 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000041109 | Swimming Pool and | 48,732 | 01/05/2021 |
| 29696 | SFR | 943 | 09/26/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1581/1436 | 11/04/2026 | WD | U | I | 11 | 100 |
| GRANTOR: HENDERSON JANET J | | | | | | |
| GRANTEE: HENDERSON JODI M | | | | | | |
| 1377/0836 | 1/25/2019 | WD | Q | V | 03 | 4,500 |
| GRANTOR: VIOLA L OKRAGLESKI | | | | | | |
| GRANTEE: MICHAEL L & JANET J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W35 N4 W13 S40 E48 N36 $ FOP= N8 W56 S52 E64 N52 W8 S44 W48 N40 E13 S4 E35$.

## 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 | 0040 | BARN,POLE | 0 | 100 | 33 | 36 | 1,188.00 | UT | 2.50 | 2.50 | 100 | 2015 | 2015 | 3 | 100 | 2,970 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 32 | 60 | 720.00 | UT | 2.50 | 2.50 | 100 | 2015 | 2015 | 3 | 100 | 1,800 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 12 | 16 | 192.00 | UT | 2.50 | 2.50 | 100 | 2015 | 2015 | 3 | 100 | 480 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,400 | |
| 5 | 0020 | BARN,FR | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 100 | |
| 6 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 100 | |
| 7 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,000 | |
| 8 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 300 | |
| 9 | 0280 | POOL R/CON | 0 | 100 | 14 | 33 | 462.00 | UT | 70.00 | 70.00 | 100 | 2024 | 2023 | | 97 | 31,370 | |
| 10 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 838.00 | UT | 3.00 | 3.00 | 100 | 2024 | 2023 | | 100 | 2,514 | |

## LAND DESCRIPTION

TOTAL OB/XF 44,034

| 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 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 24.30 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 6,804 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 24.30 | AC | | 1.00 | 1.00 | 1.15 | 7,000.00 | 8,050.00 | 195,615 | | | | | | | |
| 3 | 0100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 7,000 | | | | | | | |

REVIEW DATE 12/02/2024 BY SYS Total Acres: 25.30 Total Land Value: 13,804 Market: 195,615 Agricultural: 6,804 Common: 7,000 PRINTED 11/17/2026 BY SYS