BEG NE COR OF SE1/4 OF SEC, N 73
203.12 FT, SW 243.64 FT, W 407.2
OF E1/2 OF E1/2 OF SE1/4, S 332.

ALLEN CODY/ALLEN MARCE
11973 TEMPLE COURT
SEMINOLE, FL 33772

2027

17-1S-17-04531-001

BUILDING CHARACTERISTICS

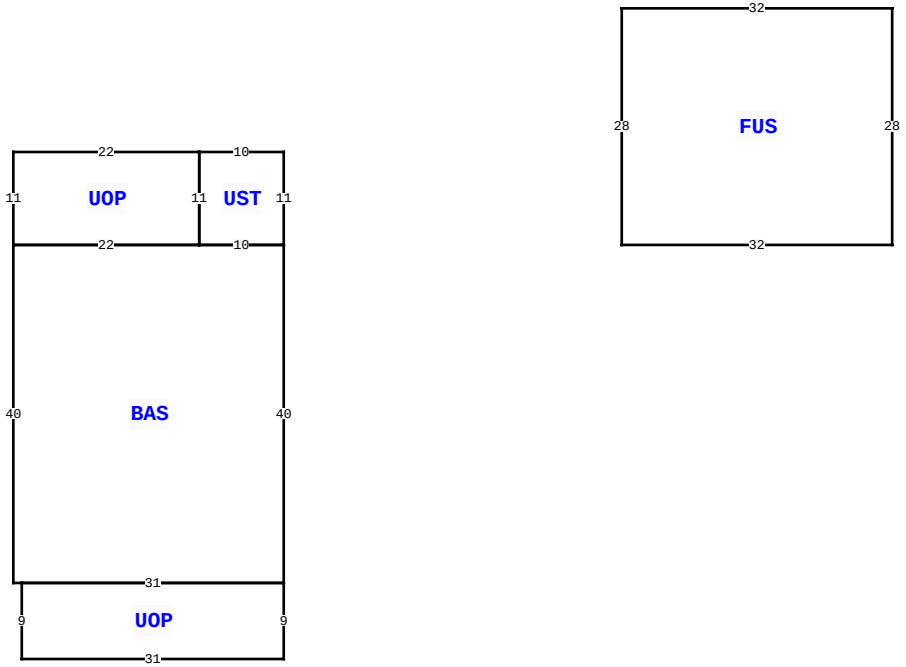
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100		1,280	77,334
FUS	896	100		896	54,134
UOP	242	20		48	2,900
UOP	279	20		56	3,383
UST	110	45		50	3,021
TOTALS	2,807			2,330	140,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,330	84.5016	92.95	216,574	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2176 HX Base Yr



2092 NE OMAR TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	140,773
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	44,000
TOTAL MARKET VALUE	189,273
SOH/AGL Deduction	0
ASSESSED VALUE	189,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,273
TOTAL JUST VALUE	189,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,832

BLDG:2:1: WEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29831	M H	557	12/20/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/2740	8/07/2015	WD	U	I	12	65,000
GRANTOR: CAMPUS USA CREDIT UNI						
GRANTEE: CODY & MARCE ALLEN						
1294/0300	5/04/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT (SUSAN						
GRANTEE: CAMPUS USA CREDIT U						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N11 W10 S11 E10$ BAS= W10 UOP= N11 W22 S11 E22$ W22S40 E1 UOP= S9 E31 N9 W31$ E31 N40$ PTR=E40 FUS= E32 N28 W32 S28$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.75	AC		1.00	1.00	0.80	9,000.00	7,200.00	27,000							
3	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 07/20/2015 BY DF Total Acres: 5.75 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 11/18/2026 BY SYS