BEG NW COR OF SW1/4 OF SE1/4, RU
SW 753.23 FT TO N R/W OF CORINTH
APPROX 527 FT, N 717.83 FT TO PO

MCINTOSH ROBERT L/MCINTOSH NADEAN S
289 NW CORINTH DR
LAKE CITY, FL 32055

2027

17-2S-17-04723-003

BUILDING CHARACTERISTICS

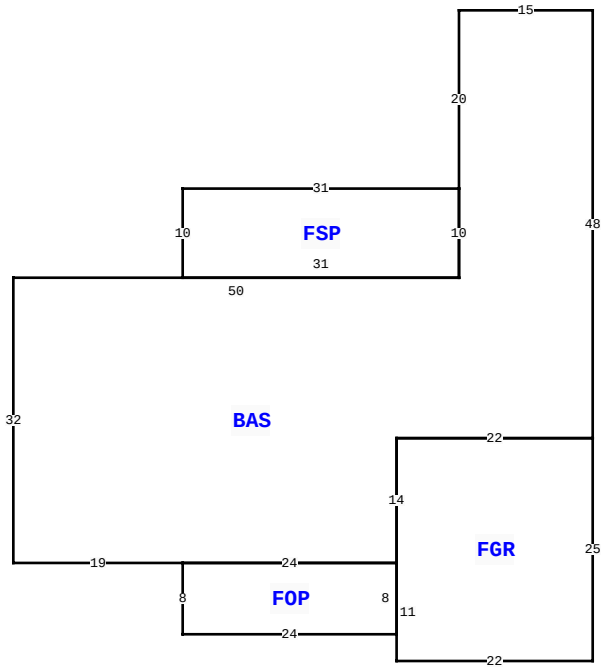
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 03
NEIGHBORHOOD/LOC	17217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,222	100		2,222	172,825
FGR	550	55		302	23,489
FOP	192	30		58	4,511
FSP	310	40		124	9,645
TOTALS	3,274			2,706	210,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,706	108.7800	119.66	323,800	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 2222 HX Base Yr 2003



289 NW CORINTH DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	100	16	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	1993	1993	3	100	1,000	
5	0040	BARN,POLE	0	100	30	50	1,500.00	UT	2.50	2.50	100	1993	1993	3	100	3,750	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,470
TOTAL MARKET OB/XF VALUE		14,550
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		305,020
SOH/AGL Deduction		113,795
ASSESSED VALUE		191,225
TOTAL EXEMPTION VALUE	HX HB SX VX	106,411
BASE TAXABLE VALUE		84,814
TOTAL JUST VALUE		305,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9207	M H	125	12/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/2253	7/20/2021	LE	U	I	14	100
GRANTOR: MCINTOSH ROBERT L						
GRANTEE: MCINTOSH CAMALEE						
0967/0416	11/08/2002	WD	Q	I		150,000
GRANTOR: THELMA COUNTS						
GRANTEE: ROBERT & NADEAN MCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S20 FSP= W31 S10 E31 N10$ S10 W50 S32 E19 FOP= S8 E24 N8 W24$ E24 FGR= S11 E22 N25 W22 S14$ N14E22 N48$.

LAND DESCRIPTION

TOTAL OB/XF 14,550

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		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,000							

REVIEW DATE 08/03/2015 BY DF Total Acres: 10.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/17/2026 BY SYS