

COMM NW COR OF SE1/4, RUN W 84.6
E R/W US 441, SE ALONG R/W 134.9
R/W 1006.71 FT, NE 107.52 FT, CO

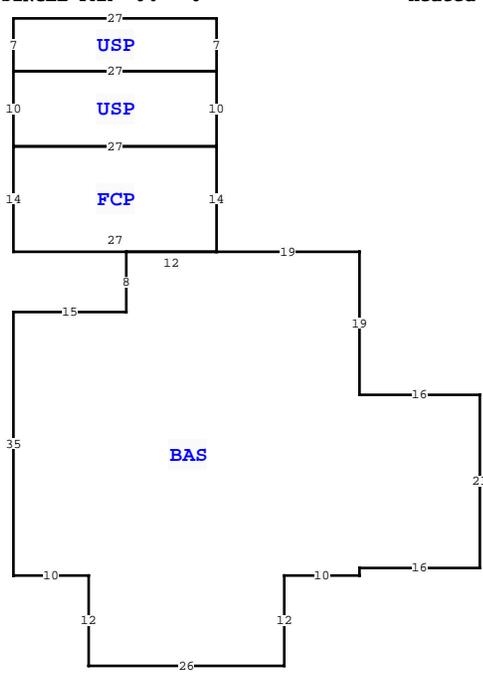
FORTY SEVEN PROPERTIES INC
796 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

17-4S-17-08410-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	70
Interior Wall	04	PLYWOOD	30
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
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	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,538	100	
FCP	378	25	
USP	189	35	
USP	270	35	
TOTALS	3,375		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,792	85.6320	97.62	272,555	1965	1980		0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 2538 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			194,006
TOTAL MARKET OB/XF VALUE			3,158
TOTAL LAND VALUE - MARKET			25,740
TOTAL MARKET VALUE			222,904
SOH/AGL Deduction			0
ASSESSED VALUE			222,904
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			222,904
TOTAL JUST VALUE			222,904
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052712	Roof Replacement	7,000	03/26/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1520	1/30/2020	QC	U	I	11	100
GRANTOR: FORTY SEVEN PROPERTIE						
GRANTEE: FORTY SEVEN PROPERT						
1347/2685	11/14/2017	WD	U	I	37	166,500
GRANTOR: JUSTIN L & MICHELLE L						
GRANTEE: FORTY SEVEN PROPERT						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	18	24	1.00	UT	0.00	0.00	100	0
2	0011	BARN, BLK A	0	0	0	0	1.00	UT	1,674.00	1,674.00	100	0
3	0190	FPLC PF	0	0	0	0	1.00	UT	600.00	600.00	100	2013
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W19 FCP= N14 USP= N10 USP= N7 W27 S7 E27\$ W27 S10 E27\$ W27 S14 E27\$ W12 S8 W15 S35 E10 S12 E26 N12 E10N1 E16 N23 W16 N19\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	2.86	AC		1.00	1.00	1.00	9,000.00	9,000.00	25,740								

