

COMM SE COR OF SEC, N 1417.87 FT  
1949.5 FT FOR POB, CONT N 210 FT  
210 FT, E 210 FT TO POB.

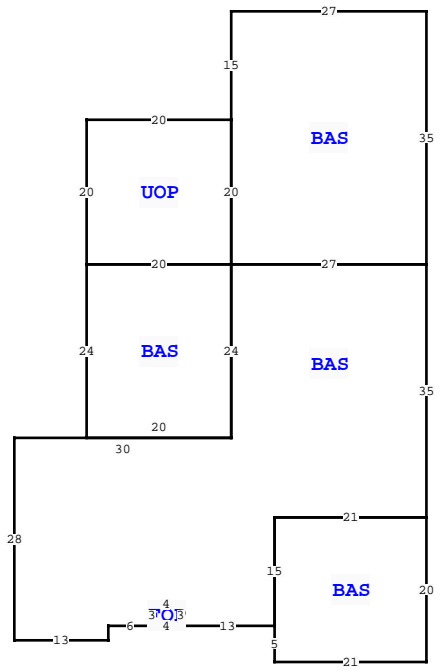
HOUSTON GREGORY IVERSON/HOUSTON KIMBERLY D WARD  
2149 SW SR 47  
LAKE CITY, FL 32025

**2026**

18-4S-17-08451-003  
VALUATION SUMMARY PAGE 1 of 1

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	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	420	100	
BAS	480	100	
BAS	945	100	
BAS	1,829	100	
FOP	12	30	
UOP	400	20	
TOTALS	4,086		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,758	103.4550	115.87	435,439	1998	1998		0	0	27.00	73.00	
1 SINGLE FAM 100% - 1999 Heated Area: 3674 HX Base Yr 1999													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			317,870
TOTAL MARKET OB/XF VALUE			3,194
TOTAL LAND VALUE - MARKET			9,500
TOTAL MARKET VALUE			330,564
SOH/AGL Deduction			110,706
ASSESSED VALUE			219,858
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			168,447
TOTAL JUST VALUE			330,564
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27742	ADDN SFR	439	04/14/2009
13230	SFR	305	10/27/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0848/2037	11/13/1997	WD Q	Q	V	01	0

GRANTOR: OTIS & MARY ANNE HOUS  
GRANTEE: GREGORY HOUSTON & K

EXTRA FEATURES																
L N	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	UT	1.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	UT	1.50	1.50	100	1998	1998	3	100	1,094	
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	1998	1998	3	100	100	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	800	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W27 S24 W30 S28 E13 N2 E6 FOP= E4 N3 W4 S3\$ N3 E4 S3E13 BAS= S5 E21 N20 W21 S15\$ N15 E21 N35\$ BAS= N35 W27 S15 UOP= W20 S20 BAS= S24 E20 N24 W20\$ E20 N20\$ S20 E27\$.													

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							