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

2027

18-4S-17-08451-003

BUILDING CHARACTERISTICS

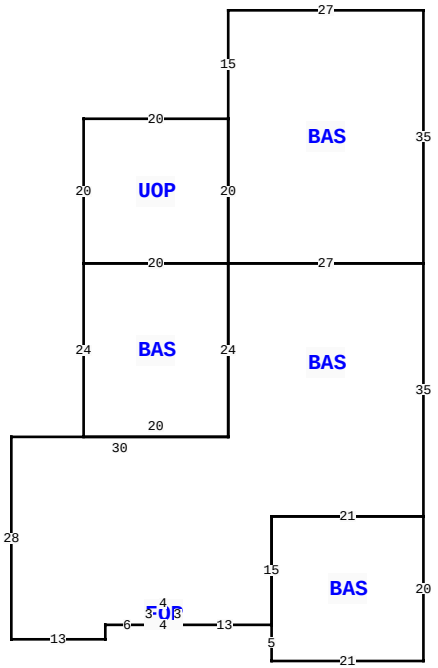
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	34,891
BAS	480	100		480	39,876
BAS	945	100		945	78,505
BAS	1,829	100		1,829	151,942
FOP	12	30		4	332
UOP	400	20		80	6,646
TOTALS	4,086			3,758	312,192

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	113.80	427,660	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 1999 Heated Area: 3674 HX Base Yr 1999



2149 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
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	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	729.00	UT	1.50	1.50	100	1998	1998	3	100	1,094	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		312,192
TOTAL MARKET OB/XF VALUE		3,194
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		324,886
SOH/AGL Deduction		98,432
ASSESSED VALUE		226,454
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,043
TOTAL JUST VALUE		324,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,564

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	V	01	0

GRANTOR: OTIS & MARY ANNE HOUS

GRANTEE: GREGORY HOUSTON & K

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 3,194

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 05/03/2017 BY BC Total Acres: 1.00 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 11/16/2026 BY SYS