LOT 1 SADDLE OF THE SOUTH ESTATE
751-2137, 763-255, 857-2082, 944

MCTJFC LLC/RAIME MARIE
P O BOX 2204
LAKE CITY, FL 32056

2027

18-4S-17-08466-101

BUILDING CHARACTERISTICS

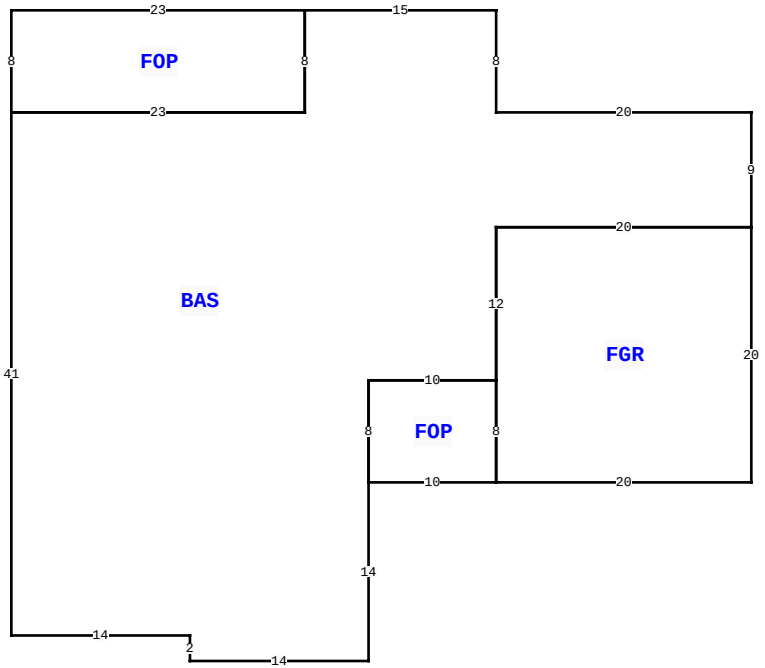
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100		1,686	140,678
FGR	400	55		220	18,357
FOP	80	30		24	2,002
FOP	184	30		55	4,589
TOTALS	2,350			1,985	165,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,985	116.0712	127.68	253,445	1992	1992	0	0	0	34.65	65.35

1 SINGLE FAM 0% - 0 Heated Area: 1686 HX Base Yr



115 SW CHUCK GLN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	165,626
TOTAL MARKET OB/XF VALUE	5,805
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	189,431
SOH/AGL Deduction	0
ASSESSED VALUE	189,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,431
TOTAL JUST VALUE	189,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,441

LAND:1:1: 1.16 AC. TRIANGLE SHAPE LOT

SALE:3:1: LOTS 1- 18, SADDLE OF THE SOUTH ESTATES

SALE:2:1: LOT 1, SADDLE OF THE SOUTH

SALE:1:1: LOT 1 SADDLE OF THE SOUTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1144/1937	2/29/2008	WD	Q	I		130,000
GRANTOR: PARKER						
GRANTEE: MCTJFC LLC & MARIE						
0857/2082	5/01/1998	WD	Q	I		86,000
GRANTOR: SPARROW						
GRANTEE: PARKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N8 W15 FOP= W23 S8E23 N8$ S8 W23 S41 E14 S2 E14 N14 FOP= E10 N8 W10 S8$ N8 E10 FGR= S8 E20 N20 W20 S12$N12 E20 N9$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	18	24	432.00	UT	1.40	1.40	100	0	0	3	100	605	
3	0166	CONC,PAVMT	0	0	150	10	1,500.00	UT	1.40	1.40	100	0	0	3	100	2,100	
4	0294	SHED WOOD/	0	0	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0252	LEAN-TO W/	0	0	10	10	100.00	UT	2.00	2.00	100	1993	1993	3	100	200	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,805

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							

REVIEW DATE 05/09/2017 BY BC Total Acres: 1.16 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS