COMM SE COR OF SEC, RUN N
1417.87 FT, W 577 FT, N 988.5
FT, W 777.71 FT FOR POB, CONT

JACKSON HENRY III
294 SW GREENRIDGE LN
LAKE CITY, FL 32025

**2027**

**18-4S-17-08477-106**

## BUILDING CHARACTERISTICS

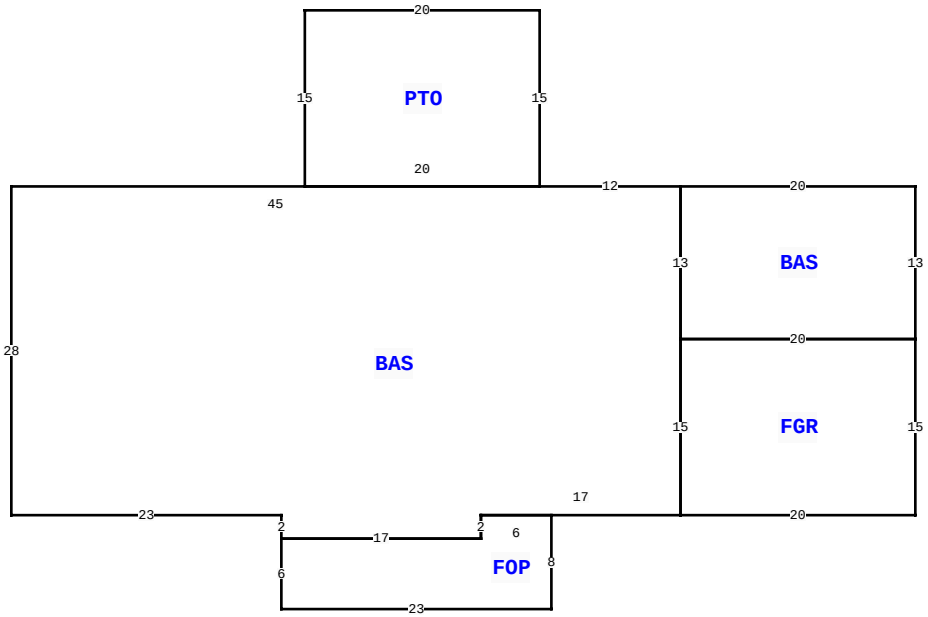
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 18417.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 260 | 100 | | 260 | 23,557 |
| BAS | 1,630 | 100 | | 1,630 | 147,684 |
| FGR | 300 | 55 | | 165 | 14,949 |
| FOP | 150 | 30 | | 45 | 4,077 |
| PTO | 300 | 5 | | 15 | 1,359 |
| TOTALS | 2,640 | | | 2,115 | 191,626 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,115 | 126.7200 | 139.39 | 294,810 | 1988 | 1988 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2021 Heated Area: 1890 HX Base Yr




294 SW GREENRIDGE LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2023 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,737 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 191,626 |
| TOTAL MARKET OB/XF VALUE | 2,237 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 212,363 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 212,363 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 212,363 |
| TOTAL JUST VALUE | 212,363 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 215,855 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1417/2653 | 8/24/2020 | WD | U | I | 11 | 100 |
| GRANTOR: DIANA MURPHY | | | | | | |
| GRANTEE: HENRY JACKSON III | | | | | | |
| 1408/2093 | 3/17/2020 | WD | Q | I | 01 | 185,000 |
| GRANTOR: ERIC A & VALERIE FAY | | | | | | |
| GRANTEE: DIANA MURPHY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 PTO= N15 W20 S15 E20$ W45 S28 E23 S2 FOP= S6 E23 N8 W6 S2 W17 $ E17 N2 E17 FGR= E20 N15 W20 S15$ N15 BAS= E20 N13 W20 S13$ N13$.

## LAND DESCRIPTION

TOTAL OB/XF 2,237

| 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 05/10/2017 BY BC Total Acres: 0.88 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS