COMM SE COR OF SEC, RUN N 776.60
W 1373.72 FT, N 357.45 FT FOR PO
N 248.25 FT MOL, W 1200.63 FT TO

NULL LINDA KIMMICK
2503 SW SR 47
LAKE CITY, FL 32025

**2027**

**18-4S-17-08479-000**

## BUILDING CHARACTERISTICS

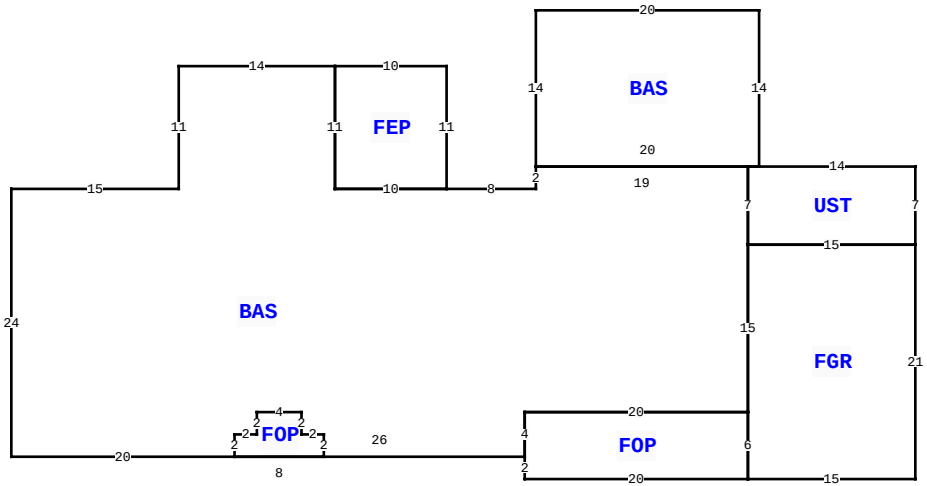
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| 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 | 280 | 100 | | 280 | 17,914 |
| BAS | 1,696 | 100 | | 1,696 | 108,509 |
| FEP | 110 | 80 | | 88 | 5,630 |
| FGR | 315 | 55 | | 173 | 11,068 |
| FOP | 24 | 30 | | 7 | 448 |
| FOP | 120 | 30 | | 36 | 2,303 |
| UST | 105 | 45 | | 47 | 3,007 |
| TOTALS | 2,650 | | | 2,327 | 148,881 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,327 | 89.4825 | 98.43 | 229,047 | 1950 | 1950 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1996 Heated Area: 1976 HX Base Yr 1996




2503 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 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 50 | |
| 3 | 0285 | SALVAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 148,881 |
| TOTAL MARKET OB/XF VALUE | 1,750 |
| TOTAL LAND VALUE - MARKET | 89,200 |
| TOTAL MARKET VALUE | 239,831 |
| SOH/AGL Deduction | 134,177 |
| ASSESSED VALUE | 105,654 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 54,243 |
| TOTAL JUST VALUE | 239,831 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 242,538 |

SALE:1:1: 16.83 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050671 | Roof Replacement | 8,000 | 08/27/2024 |
| 8007 | M H | 125 | 01/25/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0834/0954 | 1/29/1997 | WD | Q | I | 03 | 100 |

GRANTOR: CAROL KIMMICK GASKINS

GRANTEE: LINDA KIMMICK NULL

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 S2 W8 FEP= N11 W10 S11 E10$ W10 N11 W14 S11 W15 S24 E20 FOP= N2 E2 N2 E4 S2 E2 S2 W8$ E26 FOP= S2 E20 N6 W20 S4$ N4 E20 FGR= S6 E15 N21 W15 S15$N15 UST= E15 N7 W14 BAS= N14 W20 S14 E20$ W1 S7$ N7$.

## LAND DESCRIPTION

TOTAL OB/XF 1,750

| 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 0.50 | 20,000.00 | 10,000.00 | 10,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | RSF-1 | 0.00 | 0.00 | 7.92 | AC | | 1.00 | 1.00 | 0.50 | 20,000.00 | 10,000.00 | 79,200 | | | | | | | |

REVIEW DATE 09/19/2024 BY JS Total Acres: 8.92 Total Land Value: 89,200 Market: 0 Agricultural: 0 Common: 89,200 PRINTED 11/17/2026 BY SYS