LOT 45 OAKS OF LAKE CITY PHS 1

WD 1236-2586, WD 1352-957, WD 13

CULLY ISAIAH JOHN/CULLY ASHLEY
3322 SW CUSTOM MADE CIRCLE
LAKE CITY, FL 32024

2027

18-5S-17-09280-145

BUILDING CHARACTERISTICS

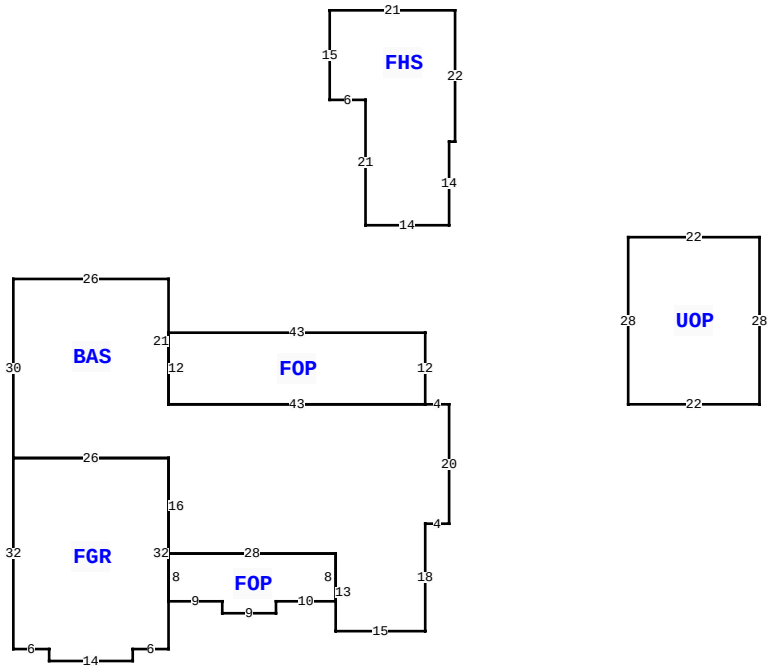
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100		2,130	255,477
FGR	860	55		473	56,733
FHS	616	60		370	44,379
FOP	242	30		73	8,756
FOP	516	30		155	18,591
UOP	616	20		123	14,753
TOTALS	4,980			3,324	398,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,324	117.2490	128.97	428,696	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2746 HX Base Yr 2019



3322 SW CUSTOM MADE CIR, LAKE CITY

BLD DATE		LGL DATE	05/14/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		398,687
TOTAL MARKET OB/XF VALUE		54,377
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		593,064
SOH/AGL Deduction		182,948
ASSESSED VALUE		410,116
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		358,705
TOTAL JUST VALUE		593,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38061	POOL	275	05/01/2019
36402	SFR	1,499	03/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/1041	3/13/2018	WD	U	V	11	100
GRANTOR: ISAIAH CULLY						
GRANTEE: ISAIAH JOHN & ASHLE						
1352/0957	1/23/2018	WD	Q	V	03	52,000
GRANTOR: ROBERT M III & KAREN						
GRANTEE: ISAIAH CULLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FOP= N12 W43 S12 E43$ W43 N21 W26 S30 FGR= S32 E6 S2 E14 N2 E6 N32 W26$ E26 S16 FOP= S8 E9 S2 E9 N2 E10 N8 W28$ E28 S13 E15 N18 E4 N20$ PTR= N30 FHS= N14 E1 N22 W21 S15 E6 S21 E14$ S30 $ PTR= E30 UOP= E22 N28 W22 S28$ W30$.

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	2018	2018	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,851.00	UT	2.00	2.00	100	2018	2018	3	100	5,702	
3	0031	BARN,MT AE	0	100	45	48	2,160.00	UT	9.00	9.00	100	2018	2018	3	100	19,440	
4	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2019	2019	3	89	28,035	

LAND DESCRIPTION

TOTAL OB/XF 54,377

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 01/10/2019 BY HC Total Acres: 4.46 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 11/17/2026 BY SYS