BEG INTERS OF N R/W WALDO ST & W RD, RUN W 544.75 FT, N 605.01 FT FT, S 702.20 FT TO POB.

BELL DEVELOPMENT LLC
2480 N US 129
BELL, FL 32619

2027

19-3S-17-05139-002

BUILDING CHARACTERISTICS

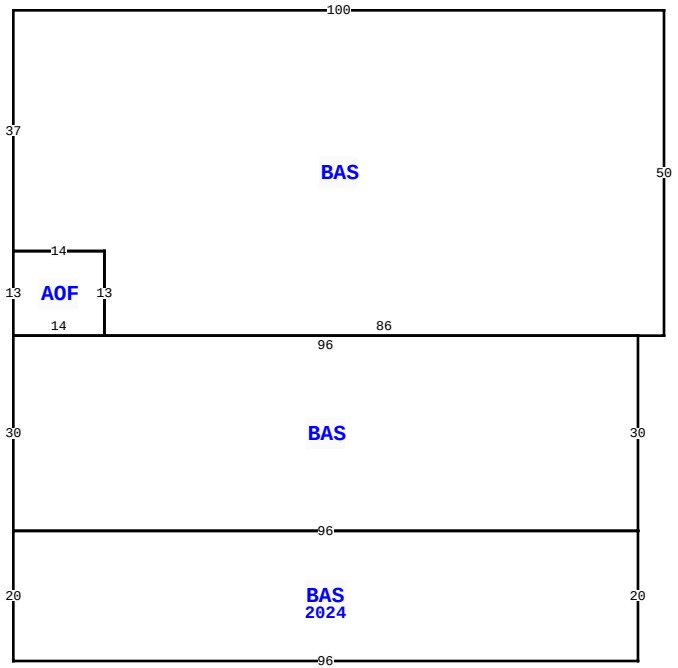
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	182	110		200	3,584
BAS	2,880	100		2,880	51,611
BAS	4,818	100		4,818	86,341
BAS	1,920	100	2024	1,920	34,407
TOTALS	9,800			9,818	175,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	9,818	72.5452	27.57	270,682	1999	1999	0	0	0	35.00	65.00

1 PREF M B A 0% - 0 Heated Area: 9800 HX Base Yr



439 NW WALDO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
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	150	300	45,000.00	UT	2.00	2.00	25	2008	2008	3	25	22,500	
2	0140	CLFENCE 6	0	0	0	0	1,680.00	UT	3.80	3.80	50	1999	1999	3	50	3,192	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	175,943
TOTAL MARKET OB/XF VALUE	25,692
TOTAL LAND VALUE - MARKET	32,988
TOTAL MARKET VALUE	234,623
SOH/AGL Deduction	0
ASSESSED VALUE	234,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,623
TOTAL JUST VALUE	234,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14924	PUMP/UTPOL	30	01/09/1999
13887	COMMERCIAL	225	04/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/1563	4/28/2017	WD	Q	I	01	368,300
GRANTOR: RENNY B EADIE III AS						
GRANTEE: BELL DEVELOPMENT LL						
1245/1054	10/31/2012	QC	U	I	30	23,000
GRANTOR: ROBERT M EADIE						
GRANTEE: RENNY B EADIE III A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W100 S37 E14 S13 E86 N50 $
BAS=[ORIG=-100,50] S30 E96 N30 W96 $
AOF=[ORIG=-100,37] S13 E14 N13 W14 $
BAS=[YR=2024;ORIG=-100,100] N20 E96 S20 W96 $
.

LAND DESCRIPTION

TOTAL OB/XF 25,692

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	4100	C	LIGHT MFG	0		I	0.00	0.00	2.25	AC		1.00	1.00	1.00	14,000.00	14,000.00	31,500							
2	9630	C	SWAMP	0			0.00	0.00	5.51	AC		1.00	1.00	1.00	270.00	270.00	1,488							

REVIEW DATE 05/10/2024 BY TP Total Acres: 7.76 Total Land Value: 32,988 Market: 0 Agricultural: 0 Common: 32,988 PRINTED 11/16/2026 BY SYS