

BEG NW COR OF SW1/4 OF NE1/4, E
 DEG W 369 FT, W 199 FT TO E R/W
 DEG E 369 FT, E 186 TO POB.

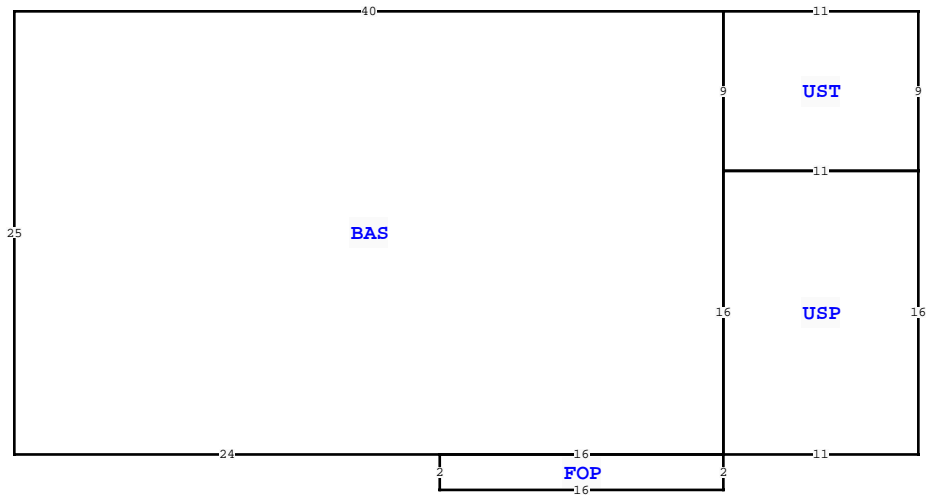
ALFORD STEPHEN MICHAEL
 108 SW ALFORD GLN
 LAKE CITY, FL 32025

2026

19-4S-17-08535-000

| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,117 | 124.4400 | 139.37 | 155,676 | 1972 | 1972 | 0 | 0 | 35.00 | 65.00 | | |
| 1 SINGLE FAM 100% - 0 Heated Area: 1000 HX Base Yr | | | | | | | | | | | | | |



| | | | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| Quality | 05 | 05 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 06 | | | |
| NEIGHBORHOOD/LOC | 19417.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,000 | 100 | | 1,000 | 90,591 |
| FOP | 32 | 30 | | 10 | 906 |
| USP | 176 | 35 | | 62 | 5,617 |
| UST | 99 | 45 | | 45 | 4,077 |
| TOTALS | 1,307 | | | 1,117 | 101,189 |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 | 0060 | CARPORT F | 0 | 100 | 18 | 20 | | | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 1,800 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,600 | |

| | | | | | | | | | | | | | |
|------------------------------|--|-----------|--|--|--|--|--|--|--|--|--|--|--|
| 108 SW ALFORD GLN, LAKE CITY | | | | | | | | | | | | | |
| BLD DATE | | LGL DATE | | | | | | | | | | | |
| XF DATE | | LAND DATE | | | | | | | | | | | |
| INC DATE | | AG DATE | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | |
|---------------------------|--------------|-------------|
| VALUATION SUMMARY | | PAGE 1 of 1 |
| VALUATION BY | STANDARD | |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | 101,189 | |
| TOTAL MARKET OB/XF VALUE | 3,400 | |
| TOTAL LAND VALUE - MARKET | 33,600 | |
| TOTAL MARKET VALUE | 138,189 | |
| SOH/AGL Deduction | 76,038 | |
| ASSESSED VALUE | 62,151 | |
| TOTAL EXEMPTION VALUE | HX HB 37,151 | |
| BASE TAXABLE VALUE | 25,000 | |
| TOTAL JUST VALUE | 138,189 | |
| NCON VALUE | 0 | |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | 138,189 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 27231 | M H | 375 | 08/01/2008 |
| 21017 | M H | 125 | 08/28/2003 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1387/0556 | 6/19/2019 | LE U | I | I | 14 | 100 |
| GRANTOR: STEPHEN MICHAEL ALFOR | | | | | | |
| GRANTEE: TRACY L LAIRD (RMDR) | | | | | | |
| 1383/0869 | 12/03/2018 | WD U | I | I | 30 | 100 |
| GRANTOR: STEPHEN MICHAEL ALFOR | | | | | | |
| GRANTEE: TRACY L LAIRD | | | | | | |

| BUILDING NOTES |
|----------------|
| |

| BUILDING DIMENSIONS |
|--|
| BAS= W40 S25 E24 FOP= S2 E16N2 W16\$ E16 USP= E11 N16 W11 S16\$ N16 UST= E11 N9 W11 S9\$ N9\$. |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF 3,400 | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 1.68 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 33,600 | | | | | | | |