LOT 3 BLOCK 2 PINE KNOLL S/D.

768-886, 978-995, WD 1384-1987

SANFORD GREGORY A/SANFORD BRITTANY C
463 SW HARMONY LN
LAKE CITY, FL 32025

2027

19-4S-17-08573-003

BUILDING CHARACTERISTICS

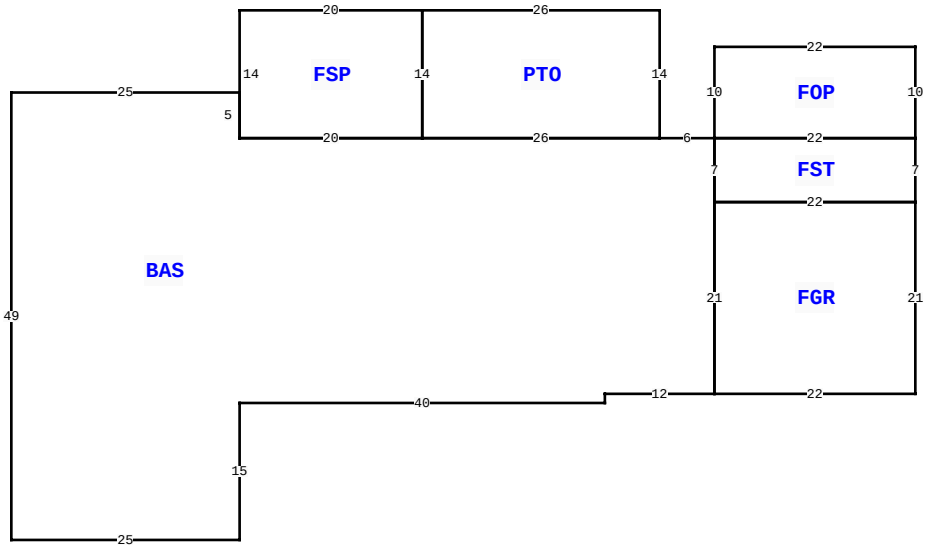
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,721	100		2,721	262,696
FGR	462	55		254	24,522
FOP	220	30		66	6,372
FSP	280	40		112	10,813
FST	154	55		85	8,206
PTO	364	5		18	1,738
TOTALS	4,201			3,256	314,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,256	109.7070	120.68	392,934	1972	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 2721 HX Base Yr 2020



463 SW HARMONY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0280	POOL R/CON	0	100	16	33	528.00	UT	70.00	70.00	100	1998	1998	3	40	14,784	
5	0166	CONC,PAVMT	0	100	0	0	1,089.00	UT	1.50	1.50	100	1998	1998	3	100	1,634	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
7	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	314,347
TOTAL MARKET OB/XF VALUE	23,168
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	356,015
SOH/AGL Deduction	79,654
ASSESSED VALUE	276,361
TOTAL EXEMPTION VALUE	HX HB 13 276,361
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	356,015
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,720

SALE:1:1: LOT 3 BLK 2 PINE KNOLL S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050987	Roof Replacement	35,888	10/07/2024
14467	POOL	95	08/31/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/1987	5/15/2019	WD	Q	I	01	227,000
GRANTOR: JEFFERY & NANCY SIMMO						
GRANTEE: GREGORY A & BRITTAN						
0978/0995	3/20/2003	WD	Q	I		159,000
GRANTOR: DONALD V & LINDA L HA						
GRANTEE: JEFFERY & NANCY SIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 PTO= N14 W26 S14 E26$ W26 FSP= N14 W20 S14 E20$ W20 N5 W25 S49 E25 N15 E40 N1 E12 FGR= E22 N21W22 S21$ N21 FST= E22 N7 FOP= N10 W22 S10 E22$ W22 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 23,168

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	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/19/2024 BY JS Total Acres: 0.81 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS