COMM NW COR, RUN S 1337.49 FT TO OF SW1/4 OF NW1/4 FOR POB, RUN E TO NE COR OF SAID SW1/4 OF NW1/4

EVANS MARY H
393 SE MYRTIS DORTCH TER
LAKE CITY, FL 32025

2027

19-4S-18-10387-109

BUILDING CHARACTERISTICS

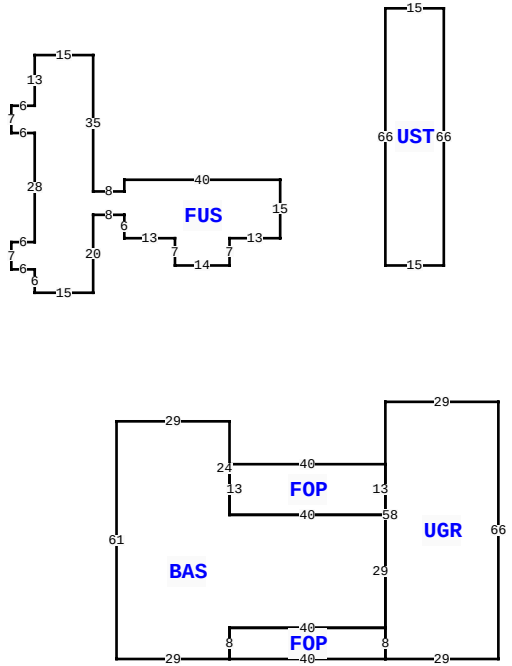
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 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 04
NEIGHBORHOOD/LOC	19418.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,929	100		2,929	161,433
FOP	320	30		96	5,291
FOP	520	30		156	8,598
FUS	1,745	100		1,745	96,176
UGR	1,914	45		861	47,455
UST	990	45		446	24,582
TOTALS	8,418			6,233	343,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	6,233	106.6030	100.21	624,609	2003	2003	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2017 Heated Area: 4674 HX Base Yr 2017



393 SE MYRTIS DORTCH TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		343,535
TOTAL MARKET OB/XF VALUE		30,515
TOTAL LAND VALUE - MARKET		45,090
TOTAL MARKET VALUE		419,140
SOH/AGL Deduction		107,835
ASSESSED VALUE		311,305
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		254,894
TOTAL JUST VALUE		419,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043782	Roof Replacement	50,636	02/24/2022
24324	POOL ENCL	50	03/30/2006
24087	POOL	235	01/27/2006
19885	SFR	125	08/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/2194	5/27/2016	WD	Q	I	01	275,000
GRANTOR: TIFFANY M & MICHAEL W						
GRANTEE: MARY H EVANS						
1241/2304	9/17/2012	WD	U	I	38	239,000
GRANTOR: FRANCES P & NICHOLAS						
GRANTEE: TIFFANY M WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S61 E29 FOP= E40 N8 W40 S8$ N8 E40 UGR= S8 E29 N66 W29 S58$ N29 FOP= N13 W40 S13 E40$ W40 N24$ PTR= N40 FUS= N7 E13 N15 W40 S3 W8 N35 W15 S13 W6 S7 E6 S28 W6 S7 E6 S6 E15 N20 E8 S6 E13 S7 E14$ S40$ PTR= N40 E40 UST= E15 N66 W15 S66$ S40 W40$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	4,122.00	UT	2.00	2.00	100	2003	2003	3	100	8,244	
3	0280	POOL R/CON	0	100	0	0	316.00	UT	70.00	70.00	100	2006	2006	3	51	11,281	
4	0282	POOL ENCL	0	100	36	40	1,440.00	UT	15.00	15.00	100	2006	2006	3	40	8,640	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 30,515

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		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	4,500.00	4,500.00	45,090							

REVIEW DATE 09/24/2015 BY DF Total Acres: 10.02 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090 PRINTED 11/17/2026 BY SYS