LOT 31 FAIRFIELD HILLS S/D.

777-2088, 805-1621,

NORMAN STEPHEN W/NORMAN GAYE L
375 NW FETT WAY
LAKE CITY, FL 32055

**2027**

**20-3S-16-02194-031**

## BUILDING CHARACTERISTICS

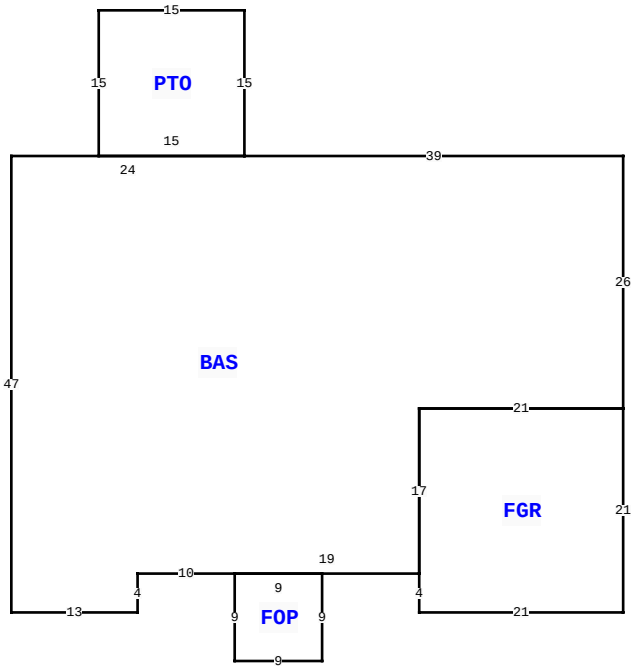
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | | 20316.010 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,404 | 100 | | 2,404 | 224,842 |
| FGR | 441 | 55 | | 243 | 22,727 |
| FOP | 81 | 30 | | 24 | 2,245 |
| PTO | 225 | 5 | | 11 | 1,029 |
| TOTALS | 3,151 | | | 2,682 | 250,843 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,682 | 119.7504 | 131.73 | 353,300 | 1996 | 1996 | 0 | 0 | 0 | 29.00 | 71.00 |

1 SINGLE FAM 100% - 1997 Heated Area: 2404 HX Base Yr 1997




375 NW FETT WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 12 | 144.00 | UT | 7.50 | 7.50 | 100 | 1996 | 1996 | 3 | 100 | 1,080 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 20 | 20 | 400.00 | UT | 1.50 | 1.50 | 100 | 1996 | 1996 | 3 | 100 | 600 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 250,843 |
| TOTAL MARKET OB/XF VALUE | 1,680 |
| TOTAL LAND VALUE - MARKET | 72,450 |
| TOTAL MARKET VALUE | 324,973 |
| SOH/AGL Deduction | 106,359 |
| ASSESSED VALUE | 218,614 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 167,203 |
| TOTAL JUST VALUE | 324,973 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 329,524 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046454 | Roof Replacement | 18,000 | 02/06/2023 |
| 10529 | SFR | 375 | 12/06/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0805/1621 | 5/18/1995 | WD | Q | V | | 19,000 |
| GRANTOR: ALVARO ALVARADO & HAN | | | | | | |
| GRANTEE: STEPHEN NORMAN | | | | | | |
| 0777/2088 | 7/28/1993 | WD | Q | V | | 18,000 |
| GRANTOR: LENVIL DICKS | | | | | | |
| GRANTEE: ALVARO ALVARADO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W39 PTO= N15 W15 S15 E15$ W24 S47 E13 N4 E10 FOP= S9 E9 N9 W9$ E19 FGR= S4 E21 N21 W21 S17$ N17 E21 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 1,680

| 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-3 | 0.00 | 0.00 | 4.83 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 72,450 | | | | | | | |

REVIEW DATE 02/27/2023 BY JS Total Acres: 4.83 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 11/17/2026 BY SYS