COMM NW COR, RUN S 1233.01 FT, E S 501.59 FT FOR POB, RUN E 248.9 FT, W 229.23 FT, N 367.08 FT TO

DOUGLAS CHRIS V/DOUGLAS KIMBERLY S
321 NW SUNSET HILL CT
LAKE CITY, FL 32055

2027

20-3S-16-02201-001

BUILDING CHARACTERISTICS

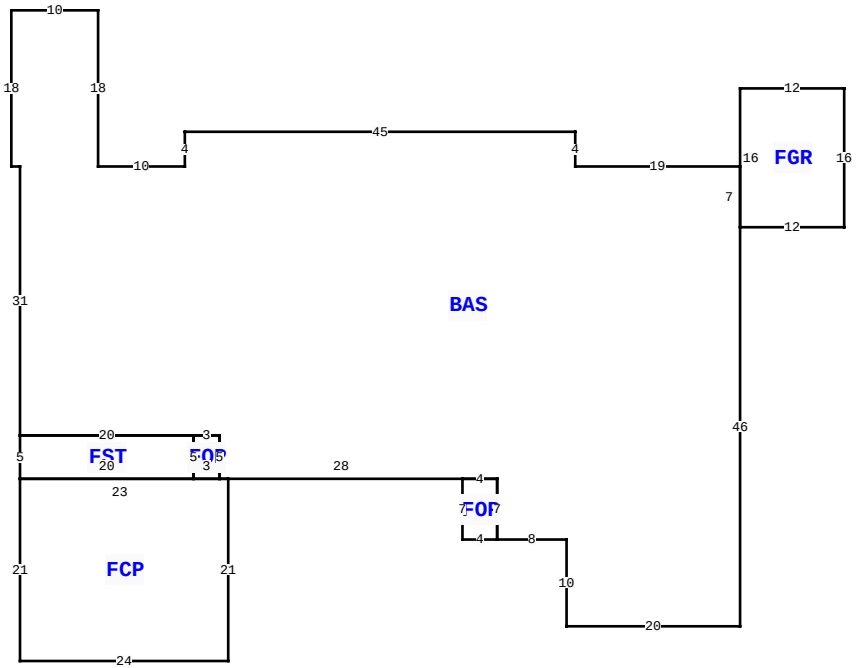
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,629	100		3,629	283,911
FCP	504	25		126	9,857
FGR	192	55		106	8,293
FOP	15	30		4	313
FOP	28	30		8	626
FST	100	55		55	4,303
TOTALS	4,468			3,928	307,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,928	109.4160	120.36	472,774	1965	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 3629 HX Base Yr 2017



321 NW SUNSET HILL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	307,303
TOTAL MARKET OB/XF VALUE	34,456
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	381,759
SOH/AGL Deduction	110,026
ASSESSED VALUE	271,733
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	220,322
TOTAL JUST VALUE	381,759
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042269	Roof Replacement	28,704	07/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/0513	3/14/2014	WD	Q	I	01	261,000
GRANTOR: CRAIG & MAILEN GARROW						
GRANTEE: CHRIS V & KIMBERLY						
1101/1153	11/03/2006	WD	Q	I		315,000
GRANTOR: JAME SL NIBLETT						
GRANTEE: CRAIG & MAILEN GARR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 N4 W45 S4 W10 N18 W10 S18 E1 S31 FST= S5 E20 N5W20$ E20 FOP= S5 E3 N5 W3 $ E3 S5 FCP= W23 S21 E24 N21 W1$ E28 FOP= S7 E4 N7 W4$ E4S7 E8 S10 E20 N46 FGR= E12 N16 W12 S16$ N7$.

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	27	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
5	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1993	1993	3	40	6,000	
6	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
7	0031	BARN,MT AE	0	100	60	30	1,800.00	UT	8.50	8.50	50	1993	1993	3	50	7,650	
8	0166	CONC,PAVMT	0	100	10	38	380.00	UT	1.50	1.50	100	1993	1993	3	100	570	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 34,456

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	2.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 02/07/2023 BY KS Total Acres: 2.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS