LOTS 2 & 3 BLOCK 3 DOUBLE RUN S/ OF DOUBLE RUN BEING A REPLAT OF NEEDLES ESTATES).

SEVERSON CONNIE L
275 NE AUDIE TER
LAKE CITY, FL 32055-4541

2027

20-3S-17-05306-000

BUILDING CHARACTERISTICS

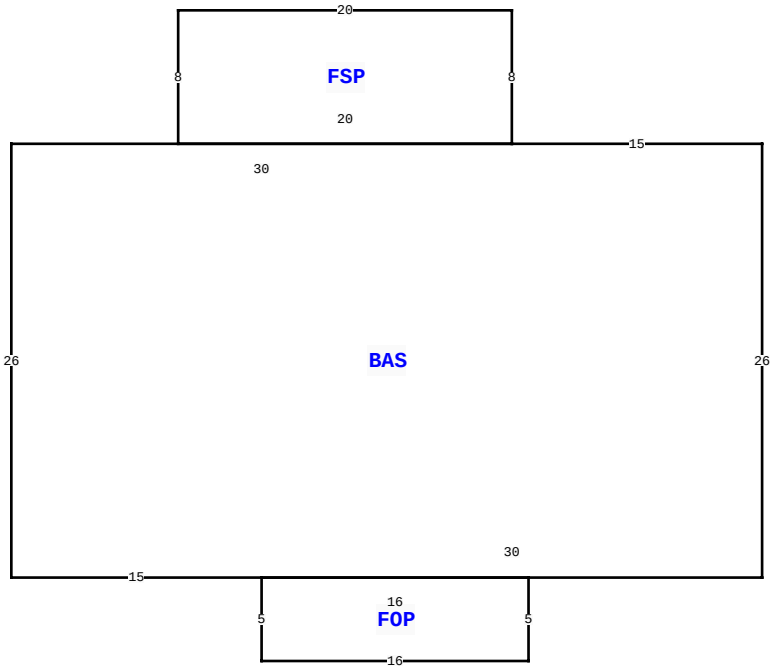
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 40
Interior Floo	14	CARPET 40
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100		1,170	139,227
FOP	80	30		24	2,856
FSP	160	40		64	7,616
TOTALS	1,410			1,258	149,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,258	120.2000	132.22	166,333	2008	2015	0	0	0	10.00	90.00

2 SINGLE FAM 100% - 2022 Heated Area: 1170 HX Base Yr 2022



275 NE AUDIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		149,700
TOTAL MARKET OB/XF VALUE		1,100
TOTAL LAND VALUE - MARKET		7,405
TOTAL MARKET VALUE		158,205
SOH/AGL Deduction		12,144
ASSESSED VALUE		146,061
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,650
TOTAL JUST VALUE		158,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26181	SFR	0	08/29/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/1941	9/29/2021	WD	Q	I	01	138,000
GRANTOR: FITZSIMMONS KENNETH						
GRANTEE: SEVERSON CONNIE L						
1381/2512	4/03/2019	WD	Q	I	01	105,000
GRANTOR: LINDA D WALKER						
GRANTEE: KENNETH & MORMA FIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N8 W20 S8 E20$ W30 S26 E15 FOP= S5E16 N5 W16$ E30 N26$.

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	18	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	50	0	0	3	50	250	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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		00	0.00	0.00	14,810.00	SF		1.00	1.00	1.00	0.50	0.50	7,405							

REVIEW DATE 11/22/2021 BY CP Total Acres: 0.34 Total Land Value: 7,405 Market: 0 Agricultural: 0 Common: 7,405 PRINTED 11/17/2026 BY SYS