COMM SW COR OF SW1/4 OF NE1/4, R
FT FOR POB, CONT N 294 FT, E 566
W 100 FT, SW 150 FT, W 308 FT TO

PETTY PEGGY ELLIS
766 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2027

20-3S-17-05401-000

BUILDING CHARACTERISTICS

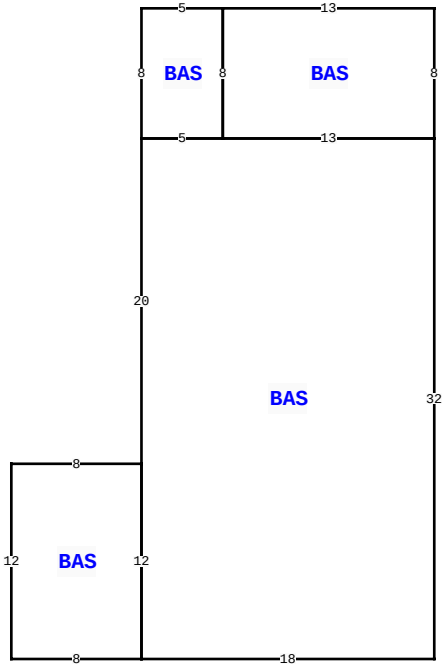
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	40	100		40	2,210
BAS	96	100		96	5,304
BAS	104	100		104	5,746
BAS	576	100		576	31,824
TOTALS	816			816	45,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	816	77.2740	85.00	69,360	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 816 HX Base Yr



766 NE DOUBLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	06/23/2021 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		45,084
TOTAL MARKET OB/XF VALUE		1,050
TOTAL LAND VALUE - MARKET		16,785
TOTAL MARKET VALUE		62,919
SOH/AGL Deduction		37,857
ASSESSED VALUE		25,062
TOTAL EXEMPTION VALUE	HX HB WX SX	25,062
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		62,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,741

SALE:1:1: LIFE ESTATE REMAINDERMAN (R U & NELLIE-D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0625/0159	5/01/1987	WD	Q	I	03	0

GRANTOR: R U & NELLIE ELLIS

GRANTEE: PEGGY ELLIS PETTY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N8 W13 S8 E13$ BAS= W13 BAS= N8 W5 S8 E5$ W5 S20 BAS= W8 S12 E8 N12$ S12 E18 N32$.

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	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	50	1993	1993	3	50	900	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,050

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			0.00	0.00	43,560.00	SF		1.00	1.00	0.75	0.50	0.38	16,335							
2	0100	C	SFR	100			0.00	0.00	2.40	AC		1.00	1.00	0.75	250.00	187.50	450							

REVIEW DATE 08/27/2015 BY DF Total Acres: 3.40 Total Land Value: 16,785 Market: 0 Agricultural: 0 Common: 16,785 PRINTED 11/17/2026 BY SYS