LOTS 12, 13 & 14 BLOCK 6 BOULEVA

931-35, WD 1132-1346

POPE LINDA J
1640 NW OAKLAND AVE
LAKE CITY, FL 32055

2027

20-3S-17-05498-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	02	02
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

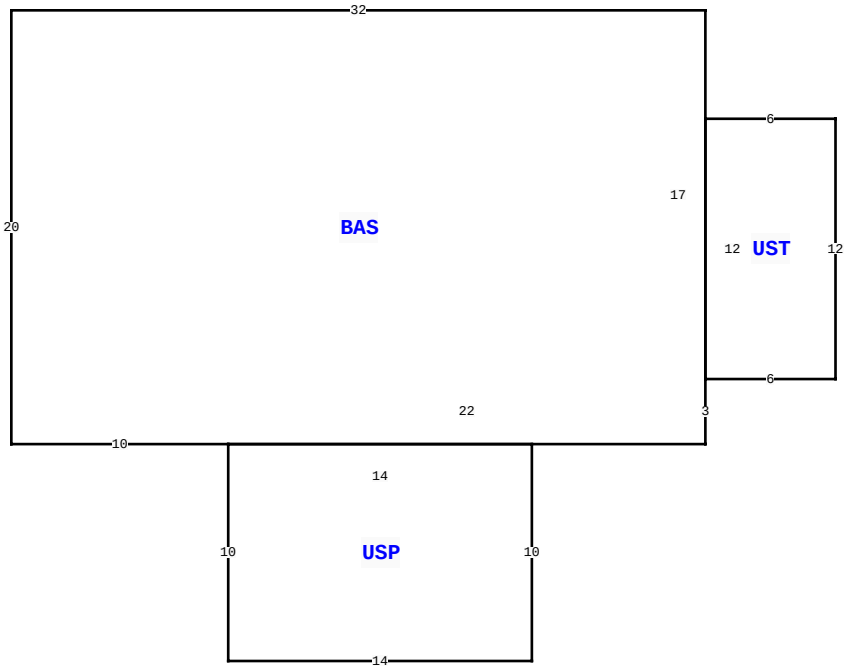
NEIGHBORHOOD/LOC 20317.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100		640	35,547
USP	140	35		49	2,722
UST	72	45		32	1,777
TOTALS	852			721	40,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	721	77.6842	85.45	61,609	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 640 HX Base Yr 2017



1640 NW OAKLAND AVE, LAKE CITY

BLD DATE		LGL DATE	
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		40,046
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		6,750
TOTAL MARKET VALUE		48,596
SOH/AGL Deduction		16,702
ASSESSED VALUE		31,894
TOTAL EXEMPTION VALUE	HX HB WX SX	31,894
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1132/1346	9/28/2007	WD	Q	I		27,000
GRANTOR: ERNIE MCCARTNEY						
GRANTEE: LINDA J POPE						
1132/1345	9/28/2007	WD	Q	I	04	100
GRANTOR: WILLIAM POPLIN JR						
GRANTEE: ERNIE MCCARTNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S20 E10 USP= S10 E14 N10 W14$ E22 N3 UST= E6 N12 W6 S12$ N17$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
4	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	100	1,150	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	3.00	LT		1.00	1.00	0.90	2,500.00	2,250.00	6,750							

REVIEW DATE 09/02/2015 BY DF Total Acres: 0.44 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 11/17/2026 BY SYS