LOTS 11, 12, 13, 14 & 15 BLOCK 7
PARK S/D.

BOSS BUCK INVESTMENTS, LLC
152 NW ERNEST GLN
WHITE SPRINGS, FL 32096

2027

20-3S-17-05507-000

BUILDING CHARACTERISTICS

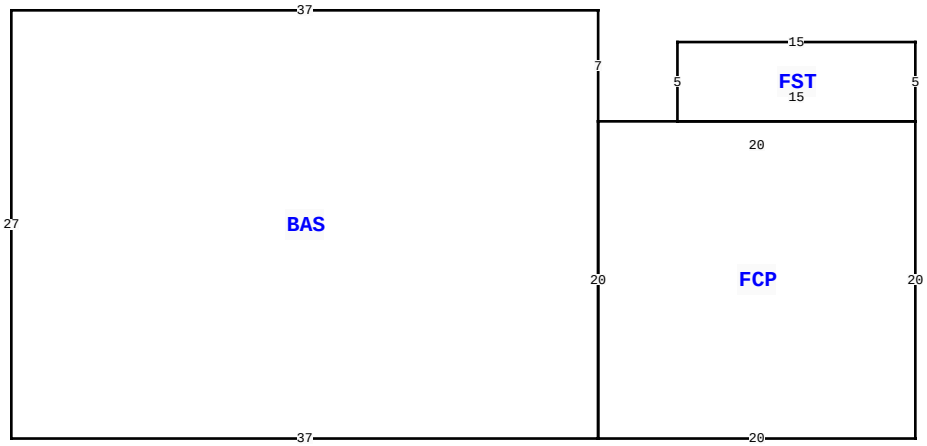
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0101	SFRES/SFRES
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	999	100		999	42,082
FCP	400	25		100	4,212
FST	75	55		41	1,727
TOTALS	1,474			1,140	48,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,140	85.0986	93.61	106,715	1950	1950	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2023 Heated Area: 999 HX Base Yr



1609 NW OAKLAND AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	67,968
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	10,625
TOTAL MARKET VALUE	78,793
SOH/AGL Deduction	0
ASSESSED VALUE	78,793
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,793
TOTAL JUST VALUE	78,793
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,029

SALE:1:1: LOTS 11,12,13,14 & 15 BLK 7 BLVD PK - DO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1888	6/30/2022	QC	U	I	11	0
GRANTOR: HALL TIMOTHY J						
GRANTEE: BOSS BUCK INVESTMEN						
1170/0712	2/20/2009	WD	Q	I	01	50,000
GRANTOR: MARLANE CUTFORD						
GRANTEE: TIMOTHY & SHANNON H						

BUILDING NOTES

BUILDING DIMENSIONS

FST= N5 W15 S5 E15$ FCP= W20 BAS= N7 W37 S27 E37 N20$ S20 E20 N20$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0			0.00	0.00	5.00	LT		1.00	1.00	0.85	2,500.00	2,125.00	10,625							

REVIEW DATE 09/02/2015 BY DF Total Acres: 0.69 Total Land Value: 10,625 Market: 0 Agricultural: 0 Common: 10,625 PRINTED 11/17/2026 BY SYS

LOTS 11, 12, 13, 14 & 15 BLOCK 7
PARK S/D.

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BUILDING CHARACTERISTICS

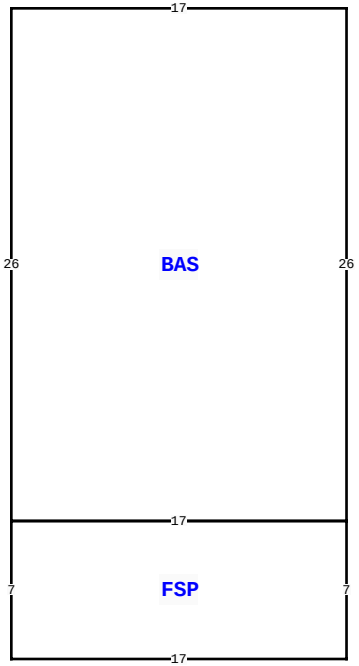
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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	0101	SFRES/SFRES
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	442	100		442	17,992
FSP	119	40		48	1,954
TOTALS	561			490	19,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	490	82.2375	90.46	44,325	1965	1965	0	0	20	35.00	45.00

2 SINGLE FAM 0% - 2023 Heated Area: 442 HX Base Yr



1609 NW OAKLAND AVE, LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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1170/0712	2/20/2009	WD	Q	I	01	50,000
GRANTOR: MARLANE CUTFORD						
GRANTEE: TIMOTHY & SHANNON H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S26 FSP= S7 E17 N7 W17$ E17 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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