LOT 4A BLK D 242 VILLAGE REPLAT.
636-722, 652-277, 670-054, 710-2

3 SEVENS PROPERTIES LLC
281 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2027

21-4S-17-08640-128

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

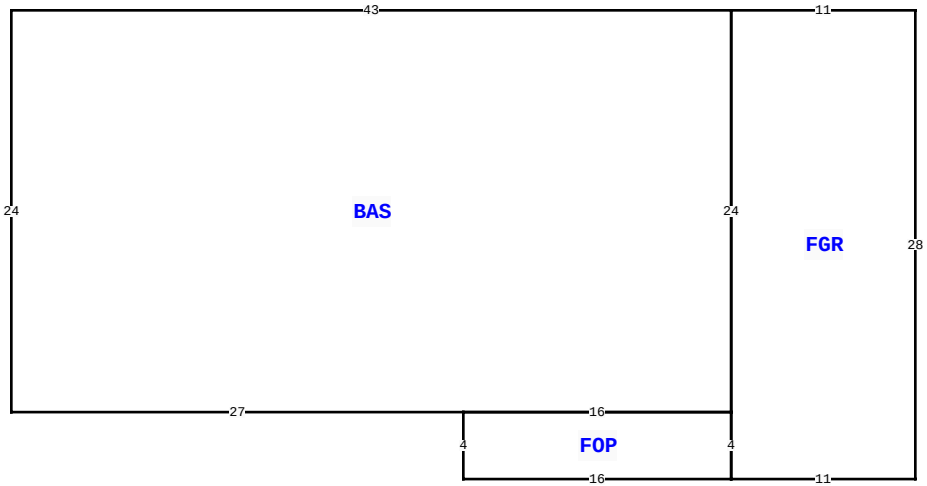
NEIGHBORHOOD/LOC 21417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100		1,032	75,056
FGR	308	55		169	12,291
FOP	64	30		19	1,382
TOTALS	1,404			1,220	88,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,220	101.7144	111.89	136,506	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1032 HX Base Yr



152 SW MUSKET PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	650	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	88,729
TOTAL MARKET OB/XF VALUE	750
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	111,479
SOH/AGL Deduction	0
ASSESSED VALUE	111,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,479
TOTAL JUST VALUE	111,479
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,088

SALE:4:1: LOT 4A BLK D 242 VILL. VAL=$31270. (FHA

SALE:2:1: REPO

SALE:1:1: LOT 4A BLOCK D 242 VILLAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047934	Electrical Servic	0	08/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/947	7/21/2023	WD	U	I	11	100
GRANTOR: MCGINNIS HARRY						
GRANTEE: 3 SEVENS PROPERTIES						
1495/945	7/21/2023	WD	U	I	30	115,500
GRANTOR: MCGINNIS KEVIN						
GRANTEE: MCGINNIS HARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S24 E27 FOP= S4 E16N4 W16$ E16 FGR= S4 E11 N28 W11 S24$ N24$.

LAND DESCRIPTION

TOTAL OB/XF 750

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		RSF-2	141.00	141.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 12/07/2023 BY TW Total Acres: 0.46 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/16/2026 BY SYS