

COMM NW COR OF SW1/4, E 708.6 FT
SE ALONG R/W 810 FT FOR POB, CON
522.2 FT, NW 648 FT, NE 217.8 FT

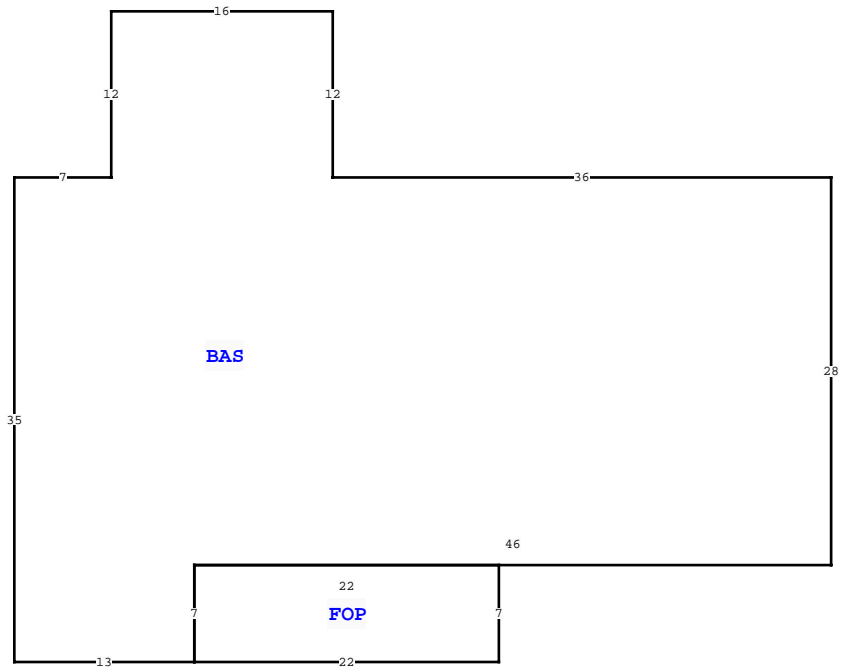
CHRISTIE PHYLLIS/EVERHART PATRICIA
139 SW MIMOSA GLN
LAKE CITY, FL 32025

2026

21-4S-17-08648-000
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION
Exterior Wall	17	MSNRY	STUC 90
Exterior Wall	04	SINGLE	SID 10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,935	100	
FOP	154	30	
TOTALS	2,089		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,981	102.3350	114.62	227,062	1964	1964	0	0	35.00	65.00
1 SINGLE FAM 100% - 2002 Heated Area: 1935 HX Base Yr 2002											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			183,045
TOTAL MARKET OB/XF VALUE			16,860
TOTAL LAND VALUE - MARKET			83,640
TOTAL MARKET VALUE			283,545
SOH/AGL Deduction			150,333
ASSESSED VALUE			133,212
TOTAL EXEMPTION VALUE	DH DHB HX HB		102,822
BASE TAXABLE VALUE			30,390
TOTAL JUST VALUE			283,545
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0937/2759	10/19/2001	WD Q	Q	I	03	100
GRANTOR: MARTHA CHRISTIE (RESE)						
GRANTEE: PHYLLIS CHRISTIE &						

EXTRA FEATURES																
L N	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	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	40	
2	0021	BARN,FR AE	0	100	20	36	1.00	UT	0.00	100	0	0	3	100	500	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	100			3	100	14,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	400	
5	0296	SHED METAL	0	100	8	10	80.00	UT	5.50	100	2001	2001	3	100	440	
6	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	100	2004	2004	3	100	1,080	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	100	

TOTAL OB/XF												16,860												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	5.97	AC		1.00	1.00	1.00	12,000.00	12,000.00	71,640							
2	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W36 N12 W16 S12 W7 S35 E13 FOP= E22 N7 W22 S7\$ N7 E46 N28\$.									

REVIEW DATE 06/20/2017 BY RP																								
Total Acres: 6.97					Total Land Value: 83,640					Market: 0					Agricultural: 0					Common: 83,640				

