COMM INTERS W R/W US-41 & S R/W
VALLEY RD, RUN SE ALONG R/W 650
CONT SE ALONG R/W 110 FT, S 70 D

PAULK MELVIN L/PAULK CHRISSIA D
8726 NW US HIGHWAY 41
LAKE CITY, FL 32055

2027

22-2S-16-01705-000

BUILDING CHARACTERISTICS

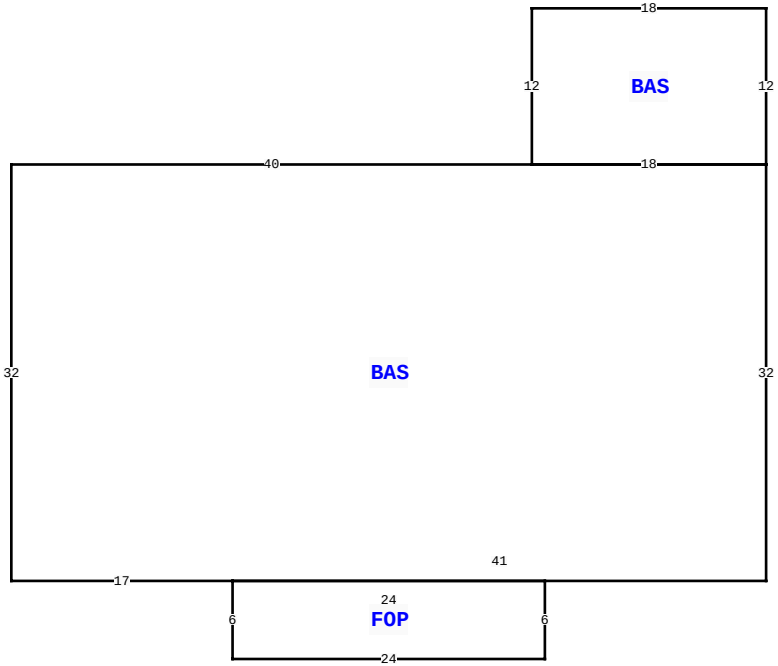
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	22216.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	24,872
BAS	1,856	100		1,856	213,711
FOP	144	30		43	4,951
TOTALS	2,216			2,115	243,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,115	116.3052	127.94	270,593	1999	2017	0	0	0	10.00	90.00

2 SINGLE FAM 100% - 2022 Heated Area: 2072 HX Base Yr 2022



BLD DATE			LGL DATE		
XF DATE			LAND DATE	05/07/2026	MLU
INC DATE			AG DATE		

8726 NW US HIGHWAY 41 , LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		243,534
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		10,920
TOTAL MARKET VALUE		258,954
SOH/AGL Deduction		22,977
ASSESSED VALUE		235,977
TOTAL EXEMPTION VALUE	HX HB VX 13	235,977
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		258,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14604	SFR	300	10/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/2490	11/25/2020	WD	Q	I	01	210,000
GRANTOR: MARTIN MAZAL						
GRANTEE: MELVIN L & CHRISSIA						
1362/2723	6/22/2018	WD	Q	I	01	177,500
GRANTOR: LEANDOUS ROSIER						
GRANTEE: MARTIN MAZAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S32 E17 FOP= S6 E24 N6 W24$ E41 N32 BAS= N12 W18 S12 E18$ W18$.

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	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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		00	110.00	277.00	0.70	AC		1.00	1.00	1.30	12,000.00	15,600.00	10,920							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.70 Total Land Value: 10,920 Market: 0 Agricultural: 0 Common: 10,920 PRINTED 11/17/2026 BY SYS