

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

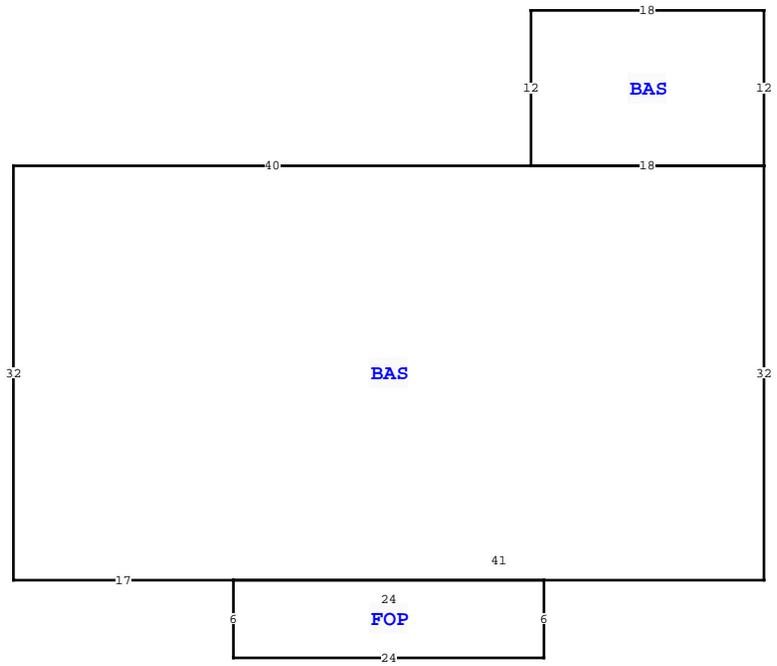
PAULK MELVIN L/PAULK CHRISSIA D 8726 NW US HIGHWAY 41 LAKE CITY, FL 32055

2026

22-2S-16-01705-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	31	VINYL SID 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 50	
Interior Floor	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	
Architectural	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
BAS	216	100	
BAS	1,856	100	
FOP	144	30	
TOTALS	2,216		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SINGLE FAM	100%	- 2022									Heated Area: 2072	HX Base Yr 2022



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			252,385
TOTAL MARKET OB/XF VALUE			4,500
TOTAL LAND VALUE - MARKET			10,920
TOTAL MARKET VALUE			267,805
SOH/AGL Deduction			38,701
ASSESSED VALUE			229,104
TOTAL EXEMPTION VALUE	HX HB VX 13		229,104
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			267,805
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,539

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						

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	0060	CARPOT F	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2023	2022		100	2,500	
														TOTAL OB/XF	4,500	

BUILDING NOTES			
8726 NW US HIGHWAY 41 , LAKE CITY			

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

LAND DESCRIPTION														TOTAL OB/XF										
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		00	110.00	277.00	0.70	AC		1.00	1.00	1.30	12,000.00	15,600.00	10,920							