LOTS 14 & 15 BLOCK C SUWANNEE VALLEY ESTATES S/D. PB 1091-2098, QC 1306-2770, (DC 1322-

REHBERG MICHAEL GORDON
306 NW ABIGAIL LN
LAKE CITY, FL 32055

2027

22-2S-16-01718-014

BUILDING CHARACTERISTICS

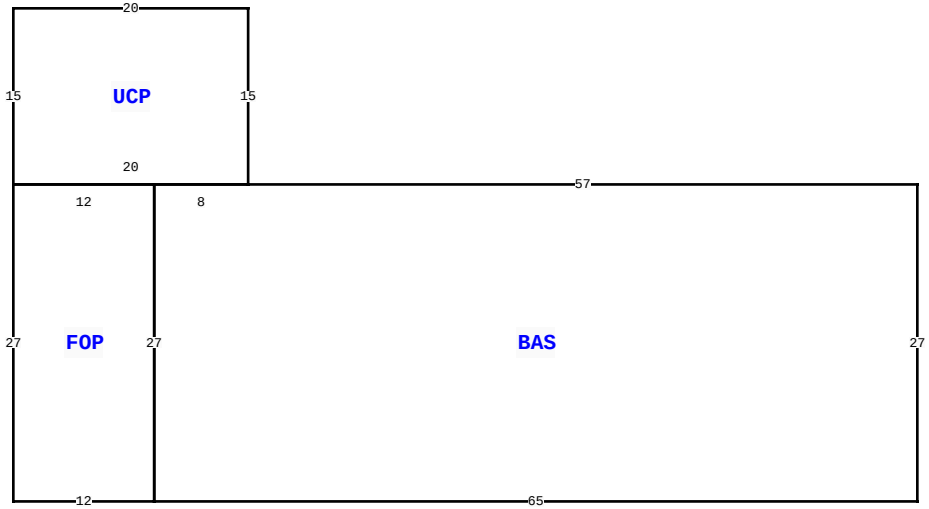
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	22216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100		1,755	118,672
FOP	324	30		97	6,559
UCP	300	20		60	4,057
TOTALS	2,379			1,912	129,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,912	94.5750	104.03	198,905	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1755 HX Base Yr 2007



306 NW ABIGAIL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,288
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		21,600
TOTAL MARKET VALUE		152,688
SOH/AGL Deduction		62,382
ASSESSED VALUE		90,306
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,895
TOTAL JUST VALUE		152,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049501	Electrical Servic	0	03/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1306/2770	12/22/2015	QC	U	I	11	100

GRANTOR: SHIRLEY REHBERG

GRANTEE: SHIRLEY REHBERG & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 UCP= N15 W20 S15 E20$W8FOP= W12 S27 E12 N27$ S27 E65 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	12,000.00	10,800.00	21,600							

REVIEW DATE 07/15/2024 BY tommy Total Acres: 0.68 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 11/17/2026 BY SYS