LOTS 17 & 18 BLOCK C SUWANNEE
VALLEY ESTATES S/D. ORB 365-73
598-337, 643-102, 678-190,

BRANDT DANIEL/BRANDT TRACI L
282 NW ABIGAIL LN
LAKE CITY, FL 32055

**2027**

**22-2S-16-01718-017**

## BUILDING CHARACTERISTICS

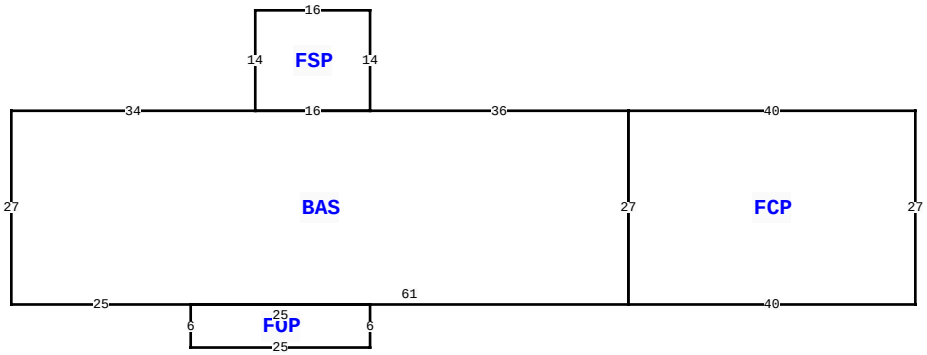
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 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 | 2,322 | 100 | | 2,322 | 178,505 |
| FCP | 1,080 | 25 | | 270 | 20,756 |
| FOP | 150 | 30 | | 45 | 3,459 |
| FSP | 224 | 40 | | 90 | 6,919 |
| TOTALS | 3,776 | | | 2,727 | 209,639 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,727 | 107.5200 | 118.27 | 322,522 | 1974 | 1974 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 2322 HX Base Yr 2018




282 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 465.00 | UT | 2.00 | 2.00 | 50 | 1993 | 1993 | 3 | 50 | 465 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 8 | 10 | 260.00 | UT | 4.50 | 4.50 | 50 | 1993 | 1993 | 3 | 50 | 585 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 16 | 160.00 | UT | 14.00 | 14.00 | 100 | 2008 | 2008 | 3 | 100 | 2,240 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 209,639 |
| TOTAL MARKET OB/XF VALUE | | 3,290 |
| TOTAL LAND VALUE - MARKET | | 21,600 |
| TOTAL MARKET VALUE | | 234,529 |
| SOH/AGL Deduction | | 91,534 |
| ASSESSED VALUE | | 142,995 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 91,584 |
| TOTAL JUST VALUE | | 234,529 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 238,340 |

SALE:2:1: LOTS 17 & 18 BLK C SUWANNEE VALLEY EST.

SALE:1:1: CONVEYANCE-EXCHANGE FOR COVENANT NOT TO

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052063 | Roof Replacement | 22,500 | 01/14/2025 |
| 27380 | MAINT/ALTR | 70 | 09/29/2008 |
| 270016 | STORAGE | 105 | 05/15/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1313/1442 | 4/18/2016 | WD | Q | I | 01 | 119,900 |
| GRANTOR: SANDRA S LIVINGSTON | | | | | | |
| GRANTEE: DANIEL & TRACI BRAN | | | | | | |
| 0939/0623 | 11/05/2001 | WD | P | I | 99 | 75,500 |
| GRANTOR: KENNETH & CODEY LATRE | | | | | | |
| GRANTEE: SANDRA S LIVINGSTON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W36 FSP= N14 W16 S14 E16$ W16 W34 S27 E25 FOP= S6 E25 N6 W25$ E61 FCP= E40 N27 W40 S27$ N27$.

## LAND DESCRIPTION

TOTAL OB/XF 3,290

| 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 | 200.00 | 120.00 | 2.00 | LT | | 1.00 | 1.00 | 0.90 | 12,000.00 | 10,800.00 | 21,600 | | | | | | | |

REVIEW DATE 04/07/2025 BY chuck Total Acres: 0.55 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 11/17/2026 BY SYS