LOTS 21, 22 & 23 BLOCK C SUWANNE S/D.

ALGER ALEX DANIEL/ALGER ELIZABETH MEGAN
178 NW ABIGAIL LN
LAKE CITY, FL 32055

**2027**

**22-2S-16-01718-021**

## BUILDING CHARACTERISTICS

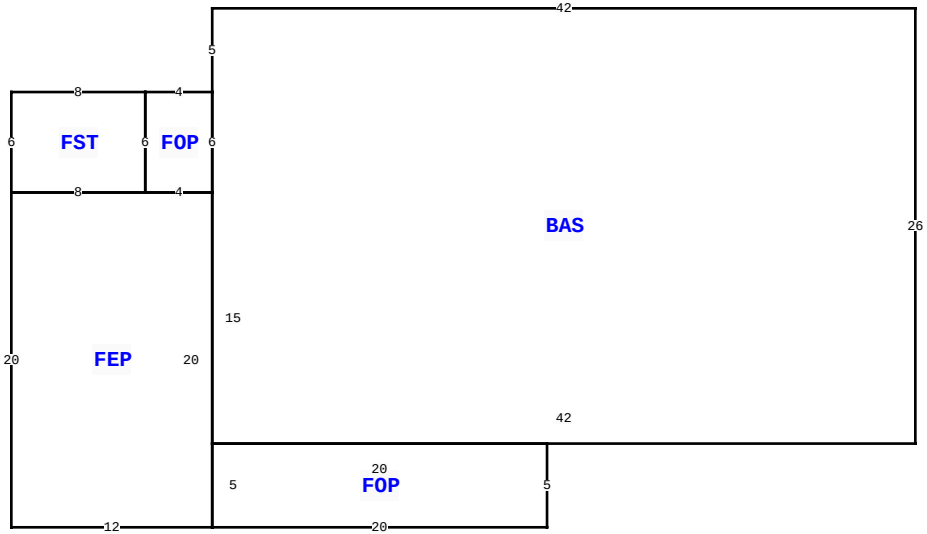
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 1,092 | 100 | | 1,092 | 134,054 |
| FEP | 240 | 80 | | 192 | 23,570 |
| FOP | 24 | 30 | | 7 | 860 |
| FOP | 100 | 30 | | 30 | 3,683 |
| FST | 48 | 55 | | 26 | 3,191 |
| TOTALS | 1,504 | | | 1,347 | 165,358 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,347 | 124.0000 | 136.40 | 183,731 | 1969 | 2015 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 1092 HX Base Yr 2024




178 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 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2023 | 2022 | | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 165,358 |
| TOTAL MARKET OB/XF VALUE | | 1,700 |
| TOTAL LAND VALUE - MARKET | | 30,600 |
| TOTAL MARKET VALUE | | 197,658 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 197,658 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 146,247 |
| TOTAL JUST VALUE | | 197,658 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 200,664 |

LAND:1:1: 0.84 AC.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048383 | Remodel | 16,998 | 10/10/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | / V I | / RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1468/2647 | 6/10/2022 | WD | Q | I | 01 | 187,500 |
| GRANTOR: PEARCE LOIS R | | | | | | |
| GRANTEE: ALGER ALEX DANIEL | | | | | | |
| 1303/2654 | 11/05/2015 | WD | Q | I | 01 | 62,000 |
| GRANTOR: VIRGINIA NELSON (FKA | | | | | | |
| GRANTEE: LOIS R PEARCE & KAY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 S5 S6 S15 E42 N26 $
FEP=[ORIG=-42,11] W4 W8 S20 E12 N20 $
FOP=[ORIG=-42,26] S5 E20 N5 W20 $
FST=[ORIG=-46,11] N6 W8 S6 E8 $
FOP=[ORIG=-42,5] W4 S6 E4 N6 $
.

## LAND DESCRIPTION

TOTAL OB/XF 1,700

| 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 | 300.00 | 120.00 | 3.00 | LT | | 1.00 | 1.00 | 0.85 | 12,000.00 | 10,200.00 | 30,600 | | | | | | | |

REVIEW DATE 03/19/2026 BY robin Total Acres: 0.83 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 11/17/2026 BY SYS