LOTS 11, 12 & 13 BLOCK D SUWANNE
S/D.

TINDALL N DIANNE/AMODEO CHERYL ANN
291 NW ABIGAIL LN
LAKE CITY, FL 32055

**2027**

**22-2S-16-01719-011**

## BUILDING CHARACTERISTICS

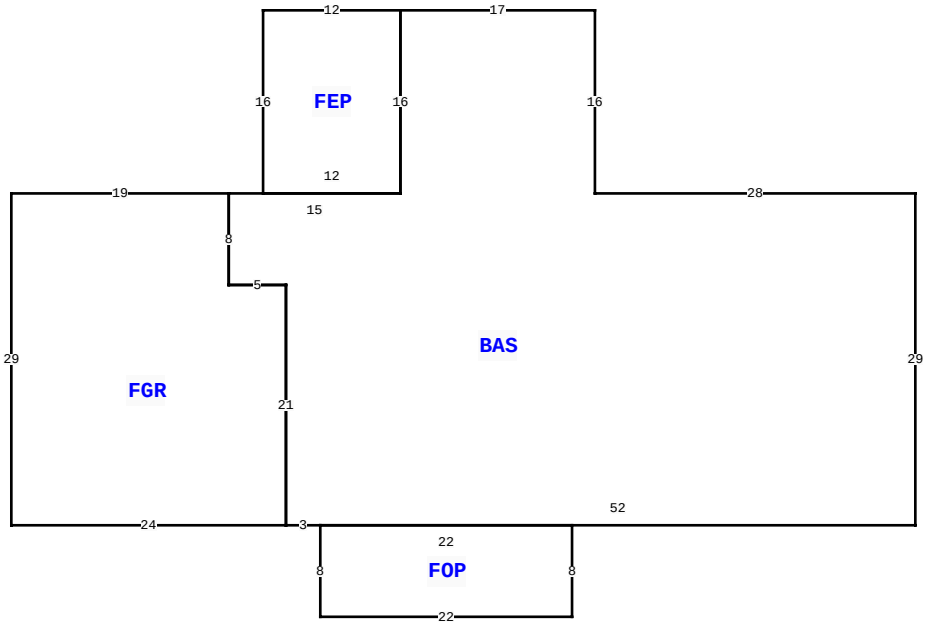
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 1,907 | 100 | | 1,907 | 149,217 |
| FEP | 192 | 80 | | 154 | 12,050 |
| FGR | 656 | 55 | | 361 | 28,247 |
| FOP | 176 | 30 | | 53 | 4,147 |
| TOTALS | 2,931 | | | 2,475 | 193,661 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,475 | 109.4400 | 120.38 | 297,940 | 1978 | 1978 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 33% - 2023 Heated Area: 1907 HX Base Yr 2023




293 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 | 33 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 600 | |
| 2 | 0180 | FPLC 1STRY | 0 | 33 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 9947 | Septic | 0 | 33 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 0280 | POOL R/CON | 0 | 33 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1978 | 1978 | 3 | 40 | 14,336 | |
| 5 | 0296 | SHED METAL | 0 | 33 | 20 | 20 | 400.00 | UT | 5.00 | 5.00 | 50 | 1993 | 1993 | 3 | 50 | 1,000 | |
| 6 | 0120 | CLFENCE 4 | 0 | 33 | 0 | 0 | 190.00 | UT | 4.50 | 4.50 | 60 | 1993 | 1993 | 3 | 60 | 513 | |
| 7 | 0296 | SHED METAL | 0 | 33 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 600 | |
| 8 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2024 | 2023 | | 85 | 5,100 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 193,661 |
| TOTAL MARKET OB/XF VALUE | | 27,149 |
| TOTAL LAND VALUE - MARKET | | 30,600 |
| TOTAL MARKET VALUE | | 251,410 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 251,410 |
| TOTAL EXEMPTION VALUE | HA HAB WX | 56,411 |
| BASE TAXABLE VALUE | | 194,999 |
| TOTAL JUST VALUE | | 251,410 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 254,934 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047154 | Electrical Servic | 0 | 05/05/2023 |
| 28073 | M H | 398 | 09/11/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1439/573 | 6/04/2021 | QC | U | I | 11 | 100 |
| GRANTOR: RENKEN DEBORAH E FKA | | | | | | |
| GRANTEE: TINDALL JOHN EDWARD | | | | | | |
| 1301/2059 | 9/28/2015 | PB | U | I | 18 | 100 |
| GRANTOR: JUDGEMENT ORDER | | | | | | |
| GRANTEE: N DIANNE TINDALL & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 FEP= W12 S16 E12 N16$ S16 W15 FGR= W19 S29 E24N21 W5N8$ S8 E5 S21 E3 FOP= S8 E22 N8 W22$ E52 N29 W28 N16$.

## LAND DESCRIPTION

TOTAL OB/XF 27,149

| 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 | 33 | | RSF-1 | 0.00 | 0.00 | 3.00 | LT | | 1.00 | 1.00 | 0.85 | 12,000.00 | 10,200.00 | 30,600 | | | | | | | |

REVIEW DATE 07/15/2024 BY tommy Total Acres: 0.81 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 11/17/2026 BY SYS