

LOT 13 & ALL OF LOT 14 LYING E O
NE FROM SW COR OF LOT 14 TO SW C
12 BLOCK E SUWANNEE VALLEY ESTAT

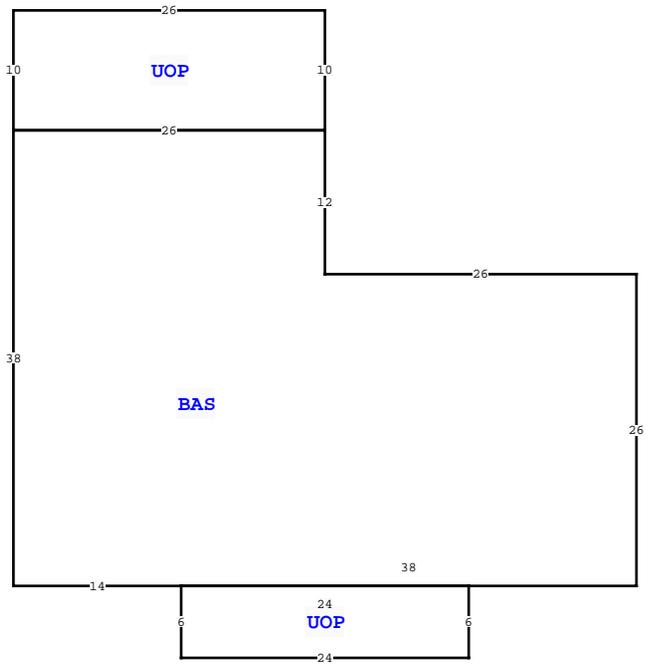
PETTIS REBEKAH BASS
122 NW AUSTIN WAY
LAKE CITY, FL 32055

2026

22-2S-16-01720-013


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT 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
Architactual	05	CONV	100
Units		0	100
Condition Adj	02	02	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
BAS	1,664	100	
UOP	144	20	
UOP	260	20	
TOTALS	2,068		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2011									
				Heated Area: 1664								
					HX Base Yr 2011							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		129,032	
TOTAL MARKET OB/XF VALUE		7,600	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		160,632	
SOH/AGL Deduction		66,023	
ASSESSED VALUE		94,609	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		43,198	
TOTAL JUST VALUE		160,632	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		155,375	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1191/0267	3/22/2010	WD	Q	I	01	81,000
GRANTOR: HINES-CLARA LAND LLC						
GRANTEE: REBEKAH BASS PETTIS						
1185/2245	11/19/2009	WD	U	I	12	40,600
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: HINES-CLARA LAND LL						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2013
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF												
7,600												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/07/2026			MLU						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W26 N12 UOP= N10 W26 S10 E26\$ W26 S38 E14 UOP= S6E24 N6 W24\$ E38 N26\$.												

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		RSF	1210.00	148.00	2.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	24,000								