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

2027

22-2S-16-01720-013

BUILDING CHARACTERISTICS

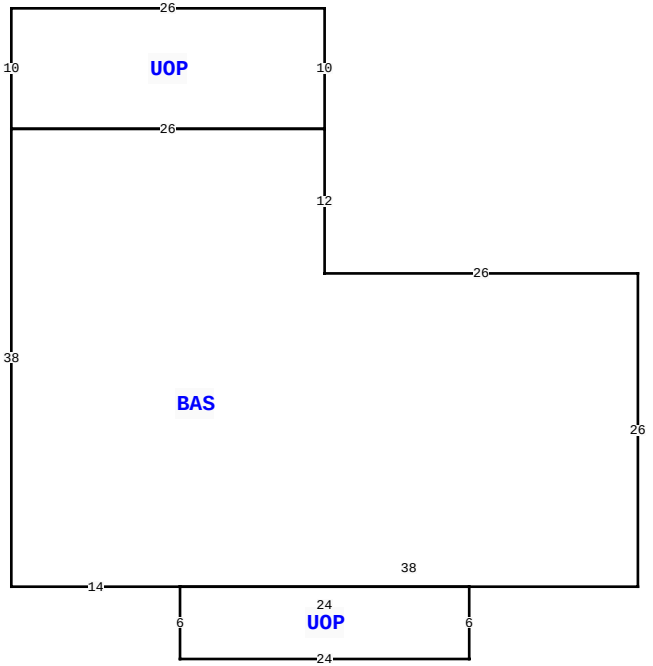
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100		1,664	118,727
UOP	144	20		29	2,069
UOP	260	20		52	3,710
TOTALS	2,068			1,745	124,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,745	99.7920	109.77	191,549	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1664 HX Base Yr 2011



122 NW AUSTIN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	124,507
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	156,107
SOH/AGL Deduction	58,660
ASSESSED VALUE	97,447
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	46,036
TOTAL JUST VALUE	156,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,375

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,500	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	210.00	148.00	2.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	24,000							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.71 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/16/2026 BY SYS