LOTS 5&6 LAKE JEFFREY PHASE 1.
783-131, 900-1281, 917-509, DC 1

GORDY BARON KHARI/GORDY PAMELA PRISCILLA
307 NW AUBURN PL
LAKE CITY, FL 32055

2027

23-3S-16-02272-007

BUILDING CHARACTERISTICS

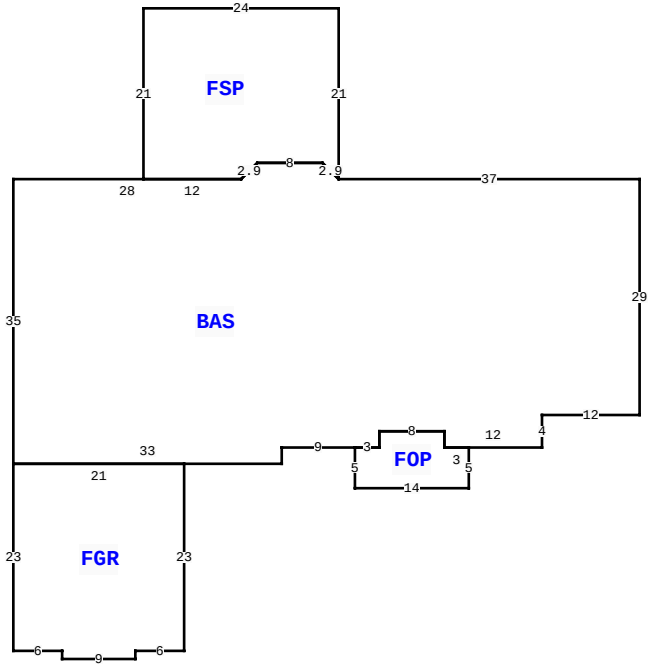
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		23316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,563	100		2,563	222,121
FGR	492	55		271	23,486
FOP	86	30		26	2,254
FSP	484	40		194	16,813
TOTALS	3,625			3,054	264,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,054	121.2112	133.33	407,190	2000	2000	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2563 HX Base Yr 2021



307 NW AUBURN PL, LAKE CITY

BLD DATE		LGL DATE	05/11/2023 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,522.00	UT	1.50	1.50	100	2000	2000	3	100	2,283	
3	0294	SHED WOOD/	0	100	16	24	384.00	UT	12.00	12.00	50	2009	2009	3	50	2,304	
4	0252	LEAN-TO W/	0	100	12	24	288.00	UT	2.00	2.00	50	2009	2009	3	50	288	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0280	POOL R/CON	0	100	12	29	348.00	UT	70.00	70.00	100	2015	2015	3	79	19,244	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		264,674
TOTAL MARKET OB/XF VALUE		34,219
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		349,293
SOH/AGL Deduction		40,252
ASSESSED VALUE		309,041
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		257,630
TOTAL JUST VALUE		349,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044108	Electrical Servic	0	04/05/2022
39870	REMODEL	0	06/03/2020
33223	POOL	160	07/28/2015
16875	SFR	405	04/19/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/1262	4/29/2019	WD	Q	I	01	319,000
GRANTOR: SHANNON M MILLER						
GRANTEE: BARON KHARI & PAMEL						
1356/1383	3/21/2018	WD	Q	I	01	258,500
GRANTOR: MICHAEL TODD LIVERMOR						
GRANTEE: SHANNON M MILLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FSP= N21 W24 S21 E12 R2 U2 E8 D2 R2 $ L2 U2 W8 D2 L2 W28 S35 FGR= S23 E6 S1 E9 N1 E6 N23 W21$ E33 N2 E9 FOP= S5 E14 N5 W3N2 W8 S2 W3$ E3 N2 E8 S2 E12 N4 E12 N29$.

LAND DESCRIPTION

TOTAL OB/XF 34,219

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	0.00	0.00	1.00	LT		1.00	1.00	0.90	28,000.00	25,200.00	25,200							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.90	28,000.00	25,200.00	25,200							

REVIEW DATE 05/16/2023 BY KS Total Acres: 2.79 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 11/17/2026 BY SYS