COMM NE COR OF NW1/4, RUN S
1331.98 FT FOR POB, CONT S
906.44 FT TO N R/W OF CR-18,

GRAHAM HARVEY S JR & DONNA P REVOCABLE LIVING TRUS
1233 HERITAGE ESTATES TRACE
JACKSONVILLE, FL 32220-1145

**2027**

**23-6S-17-09750-006**

## BUILDING CHARACTERISTICS

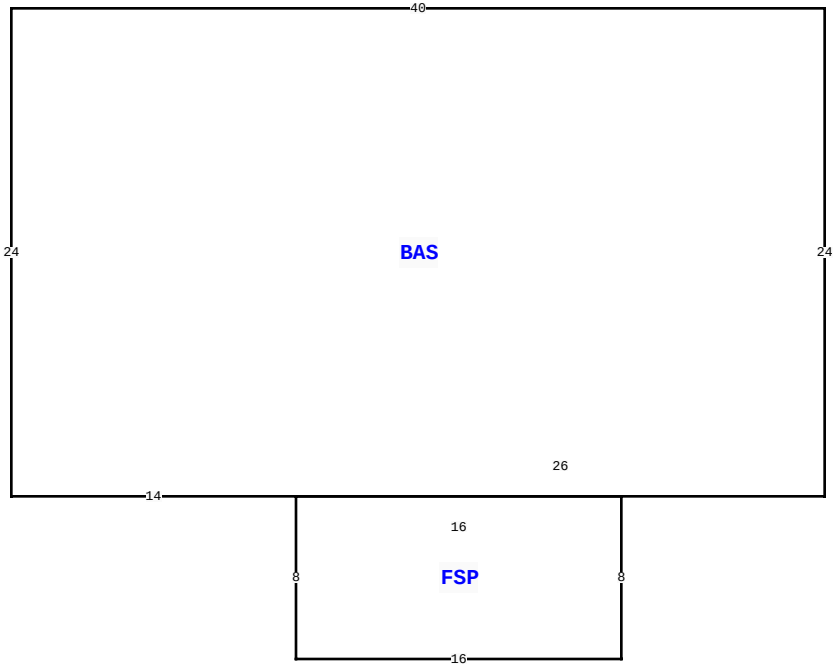
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 2 100 |
| 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 23617.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | | 960 | 71,030 |
| FSP | 128 | 40 | | 51 | 3,773 |
| TOTALS | 1,088 | | | 1,011 | 74,803 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,011 | 103.4800 | 113.83 | 115,082 | 1979 | 1979 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr




1331 SE COUNTY ROAD 18 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0020 | BARN,FR | 0 | 0 | 14 | 18 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 300 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 74,803 |
| TOTAL MARKET OB/XF VALUE | 3,100 |
| TOTAL LAND VALUE - MARKET | 118,250 |
| TOTAL MARKET VALUE | 92,511 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 92,511 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 92,511 |
| TOTAL JUST VALUE | 196,153 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 197,514 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1215/0077 | 1/25/2010 | QC | U | I | 11 | 100 |
| GRANTOR: HARVEY GRAHAM JR & DO | | | | | | |
| GRANTEE: HARVEY S GRAHAM JR | | | | | | |
| 1136/1207 | 11/19/2007 | QC | Q | I | 01 | 100 |
| GRANTOR: HARVEY S GRAHAM JR | | | | | | |
| GRANTEE: HARVEY GRAHAM JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S24 E14 FSP= S8 E16N8 W16$ E26 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 3,100

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,000 | | | | | | | |
| 2 | 5200 | A | CROPLAND 2 | 0 | | A-1 | 0.00 | 0.00 | 9.75 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 3,608 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 9.75 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 107,250 | | | | | | | |

REVIEW DATE 10/13/2017 BY DF Total Acres: 10.75 Total Land Value: 14,608 Market: 107,250 Agricultural: 3,608 Common: 11,000 PRINTED 11/16/2026 BY SYS