

COMM SW COR OF SW1/4 OF NE1/4,  
 RUN E 500.05 FT, N 884.02 FT,  
 E 5 FT, N 204.89 FT FOR POB,

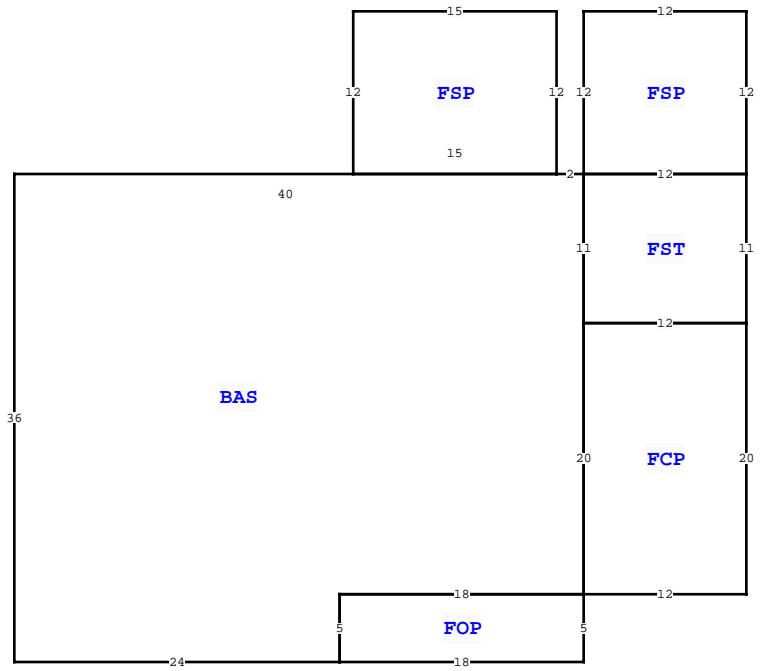
BONDS CONCHETTA S  
 325 SW AUDREY WAY  
 LAKE CITY, FL 32024

**2026**

24-4S-16-03103-015  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.	1.	100
Architectural	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	06
NEIGHBORHOOD/LOC	24416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,422	100	
FCP	240	25	
FOP	90	30	
FSP	144	40	
FSP	180	40	
FST	132	55	
TOTALS	2,208		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,712	128.8000	144.26	246,973	1981	1990	0	0	35.00	65.00
1 SINGLE FAM 100% - 2007 Heated Area: 1422 HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			160,532
TOTAL MARKET OB/XF VALUE			13,834
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			209,366
SOH/AGL Deduction			73,115
ASSESSED VALUE			136,251
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			84,840
TOTAL JUST VALUE			209,366
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1089/0409	3/23/2006	WD Q	Q	I		157,900
GRANTOR: HUGH A & SHIRLEY A DA						
GRANTEE: CONCHETTA S BONDS						
0808/2394	8/07/1995	WD Q	Q	I		57,500
GRANTOR: DALE & HELENA COOPER						
GRANTEE: HUGH A & SHIRLEY A						

EXTRA FEATURES		325 SW AUDREY WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0180	FPLC 1STRY	2,000.00
2	0120	CLFENCE 4	6.50
3	0031	BARN, MT AE	11.00
4	0214	GRN HOUSE	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/03/2025	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W2 FSP= N12W15 S12 E15\$ W40 S36 E24 FOP= E18 N5 W18 S5\$ N5 E18 FCP= E12 N20 W12 S20\$ N20 FST= E12 N11 FSP= N12 W12 S12 E12\$ W12 S11\$ N11\$.	

LAND DESCRIPTION		TOTAL OB/XF												13,834										
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		A-1	210.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							