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

# 2027

**24-4S-16-03103-015**

## BUILDING CHARACTERISTICS

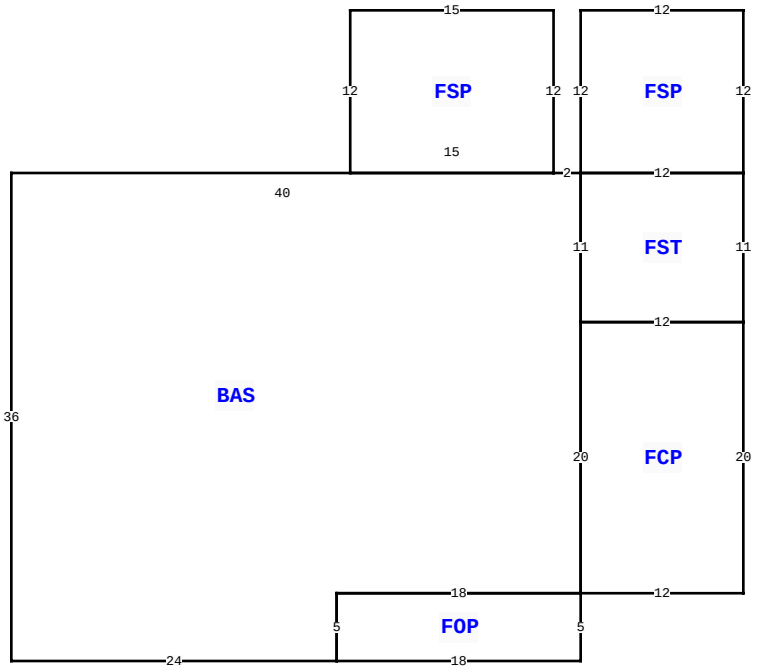
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 100 |
| Stories | 1. | 1. 100 |
| Architectual | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,422 | 100 | | 1,422 | 130,955 |
| FCP | 240 | 25 | | 60 | 5,526 |
| FOP | 90 | 30 | | 27 | 2,486 |
| FSP | 144 | 40 | | 58 | 5,341 |
| FSP | 180 | 40 | | 72 | 6,631 |
| FST | 132 | 55 | | 73 | 6,723 |
| TOTALS | 2,208 | | | 1,712 | 157,661 |

## 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 | 141.68 | 242,556 | 1981 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2007 Heated Area: 1422 HX Base Yr 2007




325 SW AUDREY WAY, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 157,661 |
| TOTAL MARKET OB/XF VALUE | | 13,834 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 206,495 |
| SOH/AGL Deduction | | 66,156 |
| ASSESSED VALUE | | 140,339 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 88,928 |
| TOTAL JUST VALUE | | 206,495 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 209,366 |

| 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 | I | | 157,900 |
| GRANTOR: HUGH A & SHIRLEY A DA | | | | | | |
| GRANTEE: CONCHETTA S BONDS | | | | | | |
| 0808/2394 | 8/07/1995 | WD | Q | I | | 57,500 |
| GRANTOR: DALE & HELENA COOPER | | | | | | |
| GRANTEE: HUGH A & SHIRLEY A | | | | | | |

## 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$.

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1981 | 1981 | 3 | 100 | 2,000 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 450.00 | UT | 6.50 | 6.50 | 75 | 2009 | 2009 | 3 | 75 | 2,194 | |
| 3 | 0031 | BARN,MT AE | 0 | 100 | 32 | 35 | 1,120.00 | UT | 11.00 | 11.00 | 75 | 2014 | 2014 | 3 | 75 | 9,240 | |
| 4 | 0214 | GRN HOUSE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,834

| 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 | | A-1 | 210.00 | 210.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS