

COMM SW COR OF SW1/4 OF NE1/4,  
 RUN E 240.02 FT, N 881.02 FT  
 FOR POB, CONT N 211.50 FT, E

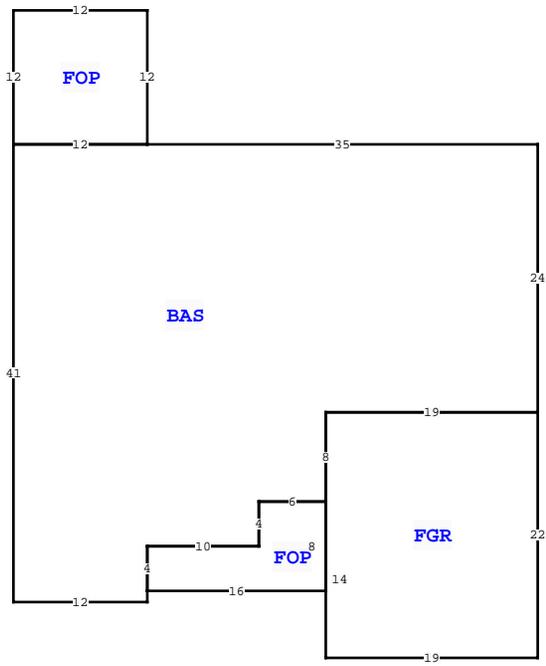
MORRISON KIMBERLY  
 286 SW AUDREY WAY  
 LAKE CITY, FL 32024

**2026**

24-4S-16-03103-025  


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	32 HARDIE BRD 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	12 HARDWOOD 90				
Interior Floo	15 HARDTILE 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
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	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	1,500	100		1,500	162,215
FGR	418	55		230	24,873
FOP	88	30		26	2,812
FOP	144	30		43	4,650
TOTALS	2,150			1,799	194,549

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2017		240,184	2006	2006	0	0	19.00	81.00
			Heated Area: 1500				HX Base Yr 2017				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			194,549
TOTAL MARKET OB/XF VALUE			5,912
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			235,461
SOH/AGL Deduction			91,142
ASSESSED VALUE			144,319
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			92,908
TOTAL JUST VALUE			235,461
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			234,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/1310	6/16/2016	WD	Q	I	01	144,900
GRANTOR: CHRISTEN D JONES						
GRANTEE: KIMBERLY MORRISON						
1221/2308	9/22/2011	WD	U	I	38	112,000
GRANTOR: FRANK JAMES CLARK JR						
GRANTEE: CHRISTEN D JONES						

EXTRA FEATURES																	
L N	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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,412	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
4	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

TOTAL OB/XF												5,912					
286 SW AUDREY WAY, LAKE CITY																	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/03/2025		MLU			

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W35 FOP= N12 W12 S12 E12\$ W12 S41 E12 N1 FOP= E16 N8 W6 S4 W10 S4\$ N4 E10 N4 E6 FGR= S14 E19 N22 W19 S8\$ N8 E19 N24\$.																	

LAND DESCRIPTION																								
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	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							