LOT 38 CANNON CREEK ACRES S/D.
ORB 462-361, 757-2292, DC 947-23

ALVAREZ SEGUNDO
125 SW BETH DR
LAKE CITY, FL 32024

**2027**

**24-4S-16-03104-039**

## BUILDING CHARACTERISTICS

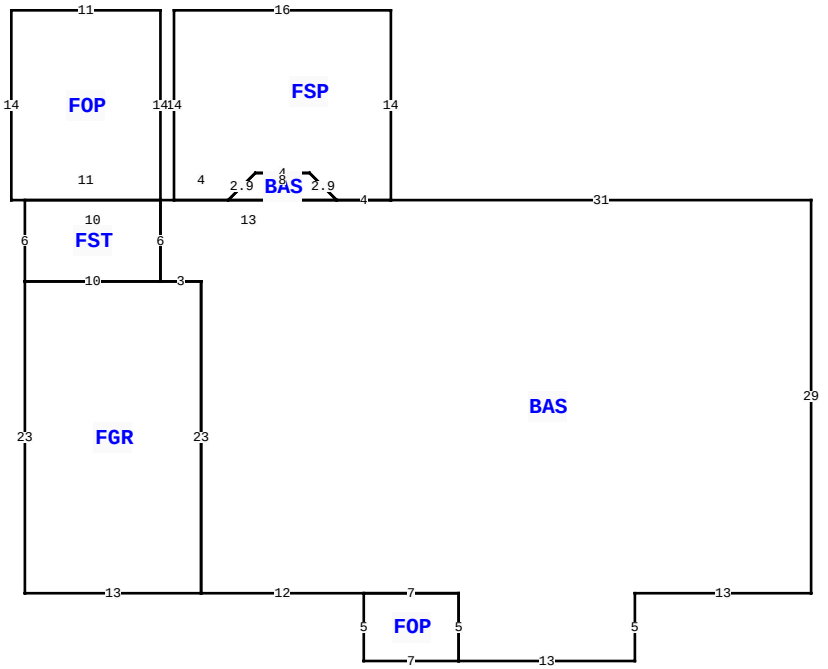
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 100 |
| Stories | 0 | 0 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 04 | 04 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 24416.010 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 12 | 100 | | 12 | 1,170 |
| BAS | 1,388 | 100 | | 1,388 | 135,366 |
| FGR | 299 | 55 | | 164 | 15,995 |
| FOP | 35 | 30 | | 10 | 975 |
| FOP | 154 | 30 | | 46 | 4,486 |
| FSP | 212 | 40 | | 85 | 8,289 |
| FST | 60 | 55 | | 33 | 3,218 |
| TOTALS | 2,160 | | | 1,738 | 169,500 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,738 | 136.4000 | 150.04 | 260,770 | 1986 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1400 HX Base Yr 2022




125 SW BETH DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 16 | 192.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 1,440 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 18 | 20 | 360.00 | UT | 2.00 | 2.00 | 100 | 2009 | 2009 | 3 | 100 | 720 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 943.00 | UT | 2.50 | 2.50 | 100 | 2009 | 2009 | 3 | 100 | 2,358 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 800 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,900 | |
| 8 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |
| 9 | 0031 | BARN,MT AE | 0 | 100 | 18 | 30 | 540.00 | UT | 11.00 | 11.00 | 100 | 2019 | 2019 | 3 | 100 | 5,940 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 169,500 |
| TOTAL MARKET OB/XF VALUE | | 15,558 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 220,058 |
| SOH/AGL Deduction | | 28,999 |
| ASSESSED VALUE | | 191,059 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 139,648 |
| TOTAL JUST VALUE | | 220,058 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 223,142 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16210 | ADDN SFR | 50 | 11/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1447/977 | 9/08/2021 | WD | Q | I | 01 | 240,000 |
| GRANTOR: RITTMAN BRITT DWYANE | | | | | | |
| GRANTEE: ALVAREZ SEGUNDO | | | | | | |
| 1416/0309 | 7/28/2020 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (TERRY | | | | | | |
| GRANTEE: BRITT D RITTMAN & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W31 FSP= N14 W16 S14 E4 U2 R2 E4 R2 D2 E4$ W4 BAS= U2 L2 W4 L2 D2 E8$ W13 FOP= N14 W11 S14 E11$ FST= W10 S6 E10N6$ S6 FGR= W10 S23 E13 N23W3$ E3 S23 E12 FOP= S5 E7 N5W7$E7 S5 E13 N5 E13 N29$.

## LAND DESCRIPTION

TOTAL OB/XF 15,558

| 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 | 213.00 | 207.00 | 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 11/16/2026 BY SYS