COMM NE COR OF SEC, RUN SOUTH 14
POB, CONT S CONT S 483.22 FT, W
N 364.44 FT, E 1061.57 FT TO POB

FOSTER EDWARD D/FOSTER JUDITH A
P O BX 2803
LAKE CITY, FL 32056

2027

24-4S-17-08720-103

BUILDING CHARACTERISTICS

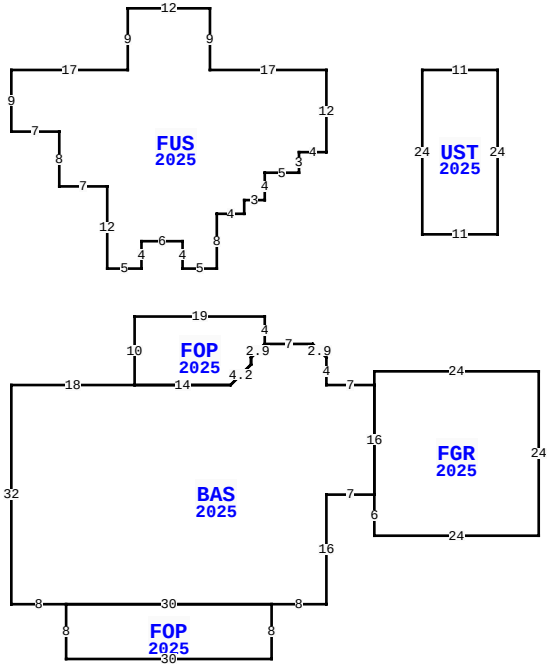
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	24417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,651	100	2025	1,651	158,444
FGR	576	55	2025	317	30,422
FOP	176	30	2025	53	5,086
FOP	240	30	2025	72	6,910
FUS	994	100	2025	994	95,393
UST	264	45	2025	119	11,420
TOTALS	3,901			3,206	307,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,206	107.7064	118.48	379,847	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2025 Heated Area: 2645 HX Base Yr 2025



470 SE MYRTIS DORTCH TER, LAKE CITY

BLD DATE		LGL DATE	04/11/2025 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	22	21	462.00	UT	3.00	3.00	100	2025	2024		100	1,386	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	307,676
TOTAL MARKET OB/XF VALUE	3,386
TOTAL LAND VALUE - MARKET	65,260
TOTAL MARKET VALUE	321,585
SOH/AGL Deduction	0
ASSESSED VALUE	321,585
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	220,174
TOTAL JUST VALUE	376,322
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	381,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23981	SFR	809	12/21/2005
21376	TR/TRAILER	150	12/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0972/2204	1/22/2003	WD	Q	V		35,500

GRANTOR: ROBERTS LAND & TIMBER

GRANTEE: EDWARD & JUDITH FOS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-70,-20] S32 E8 E30 E8 N16 E7 N16 W7 N4 U2L2 W7 D2L2 S1 D3L3 W14 W18 $
FUS=[YR=2025;ORIG=-41,-75] W12 S9 W17 S9 E7 S8 E7 S12 E5 N4 E6 S4 E5 N8 E4 N2 E3 N4 E5 N3 E4 N12 W17 N9 $
FGR=[YR=2025;ORIG=-17,-22] S2 S16 S6 E24 N24 W24 $
FOP=[YR=2025;ORIG=-32,12] W30 S8 E30 N8 $
FOP=[YR=2025;ORIG=-33,-30] W19 S10 E14 U3R3 N1 U2R2 N4 $
UST=[YR=2025;ORIG=1,-66] W11 S24 E11 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,386

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					1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.04	AC		1.00	1.00	1.00	445.00	445.00	4,023							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.04	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,760							

REVIEW DATE 04/04/2025 BY HC Total Acres: 10.04 Total Land Value: 10,523 Market: 58,760 Agricultural: 4,023 Common: 6,500 PRINTED 11/16/2026 BY SYS