

COMM SE COR, RUN N 1657.16 FT
TO N R/W CR-18, RUN W 243.06
FT TO POB, CONT W 549.80 FT,

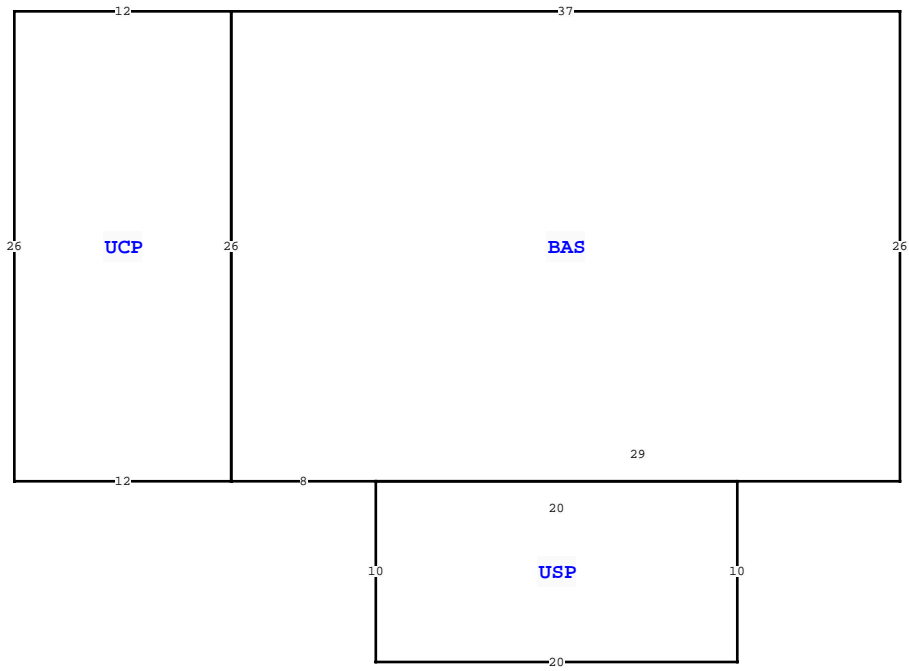
CITTA NELSON COWDRICK/CITTA KAREN LYNN
4989 SE OCTOBER RD
LAKE CITY, FL 32025

2026

24-6S-17-09763-001
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| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|-------|
| ELEMENT | CD | | |
| Exterior Wall | 03 | BELOW AVG. | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 01 | MINIMUM | 100 |
| Interior Wall | 02 | WALL BD/WD | 100 |
| Interior Floor | 14 | CARPET | 70 |
| Interior Floor | 08 | SHT VINYL | 30 |
| Air Condition | 02 | WINDOW | 100 |
| Heating Type | 02 | CONVECTION | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 1 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 0 | 0 | 100 |
| Architectual Units | 05 | CONV | 100 |
| Condition Adj | 01 | 01 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 03 | 03 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 24617.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 962 | 100 | |
| UCP | 312 | 20 | |
| USP | 200 | 35 | |
| TOTALS | 1,474 | | 1,094 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,094 | 51.7018 | 57.91 | 63,354 | 1970 | 1970 | 0 | 0 | 35.00 | 65.00 |
| 1 SINGLE FAM 0% - 2021 Heated Area: 962 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|--|-------------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 41,180 |
| TOTAL MARKET OB/XF VALUE | | | 12,900 |
| TOTAL LAND VALUE - MARKET | | | 95,760 |
| TOTAL MARKET VALUE | | | 149,840 |
| SOH/AGL Deduction | | | 32,602 |
| ASSESSED VALUE | | | 117,238 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 117,238 |
| TOTAL JUST VALUE | | | 149,840 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 133,880 |
| BLDG:2:1: ACAD MH | | | |
| SALE:1:1: 7.98 AC - HOUSE MOVED FROM PARCEL O321 | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 000043412 | Electrical Servic | 0 | 12/17/2021 |
| 21194 | M H | 125 | 10/23/2003 |

| SALES DATA | | | | | | |
|---------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1416/2712 | 8/10/2020 | WD | U | I | 37 | 65,000 |
| GRANTOR: MITCHELL THAYER SR | | | | | | |
| GRANTEE: NELSON COWDRICK & K | | | | | | |
| 1414/0598 | 6/26/2020 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (DILVE) | | | | | | |
| GRANTEE: MITCHELL THAYER SR | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|----|-------|----|----------|----------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 1 | 0011 | BARN, BLK A | 0 | 0 | 32 | 60 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 2 | 0040 | BARN, POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 4 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 |
| 5 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| 12,900 | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 6.98 | AC | 1.00 |
| 2 | 0200 | C | MBL HM | 0 | | 00 | 0.00 | 0.00 | 1.00 | AC | 1.00 |

| BUILDING NOTES | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BLDG:2:1: ACAD MH | | | | | | | | | | | |
| SALE:1:1: 7.98 AC - HOUSE MOVED FROM PARCEL O321 | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W37 UCP= W12 S26 E12 N26\$ S26 E8 USP= S10 E20 N10 W20\$ E29 N26\$. | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 6.98 | AC | 1.00 |
| 2 | 0200 | C | MBL HM | 0 | | 00 | 0.00 | 0.00 | 1.00 | AC | 1.00 |