LOT 10 OAK RIDGE ESTATES
UNIT 3.

ALLEN PHILLIP W/ALLEN P KIM
482 SW GERTRUDIS DR
LAKE CITY, FL 32024

**2027**

**25-4S-16-03155-110**

## BUILDING CHARACTERISTICS

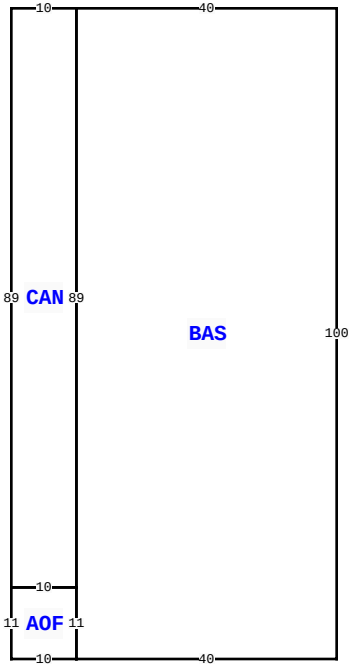
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 2 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 20 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 04 | 04 |
| DOR CODE | 0148 | SFRES/WAREHOUSE/STRG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | | 25416.030 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 110 | 110 | | 121 | 2,020 |
| BAS | 4,000 | 100 | | 4,000 | 66,792 |
| CAN | 890 | 30 | | 267 | 4,459 |
| TOTALS | 5,000 | | | 4,388 | 73,271 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 04 | 4,388 | 73.2497 | 27.83 | 122,118 | 1996 | 1996 | 0 | 0 | 0 | 40.00 | 60.00 |

1 PREF M B A 100% - 1998 Heated Area: 4110 HX Base Yr 1998




482 SW GERTRUDIS DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2026 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,370.00 | UT | 1.50 | 1.50 | 80 | 1996 | 1996 | 3 | 80 | 1,644 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,409.00 | UT | 1.50 | 1.50 | 80 | 1997 | 1997 | 3 | 80 | 2,891 | |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1996 | 1996 | 3 | 100 | 1,200 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 672.00 | UT | 7.50 | 7.50 | 70 | 1996 | 1996 | 3 | 70 | 3,528 | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 353,037 |
| TOTAL MARKET OB/XF VALUE | | 10,063 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 393,100 |
| SOH/AGL Deduction | | 105,675 |
| ASSESSED VALUE | | 287,425 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 236,014 |
| TOTAL JUST VALUE | | 393,100 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 398,184 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045997 | Roof Replacement | 28,500 | 11/28/2022 |
| 12293 | STORAGE | 200 | 03/10/1997 |
| 11578 | SFR | 315 | 08/27/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0797/1161 | 10/28/1994 | WD | Q | V | | 17,500 |
| GRANTOR: ROBERT & CHRISTI VELE | | | | | | |
| GRANTEE: PHILLIP W & P KIM A | | | | | | |
| 0563/0256 | 5/01/1985 | WD | Q | V | | 10,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 CAN= W10 S89 E10 N89$ S89 AOF= W10 S11 E10 N11$ S11 E40 N100$.

## LAND DESCRIPTION

TOTAL OB/XF 10,063

| 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 | 0.00 | 0.00 | 0.50 | LT | | 1.00 | 1.00 | 0.50 | 60,000.00 | 30,000.00 | 15,000 | | | | | | | |
| 2 | 4800 | C | WAREHOUSE | 100 | | 00 | 0.00 | 0.00 | 0.50 | LT | | 1.00 | 1.00 | 0.50 | 60,000.00 | 30,000.00 | 15,000 | | | | | | | |

REVIEW DATE 02/06/2023 BY JS Total Acres: 2.48 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS

LOT 10 OAK RIDGE ESTATES
UNIT 3.

ALLEN PHILLIP W/ALLEN P KIM
482 SW GERTRUDIS DR
LAKE CITY, FL 32024

**2027**

**25-4S-16-03155-110**

## BUILDING CHARACTERISTICS

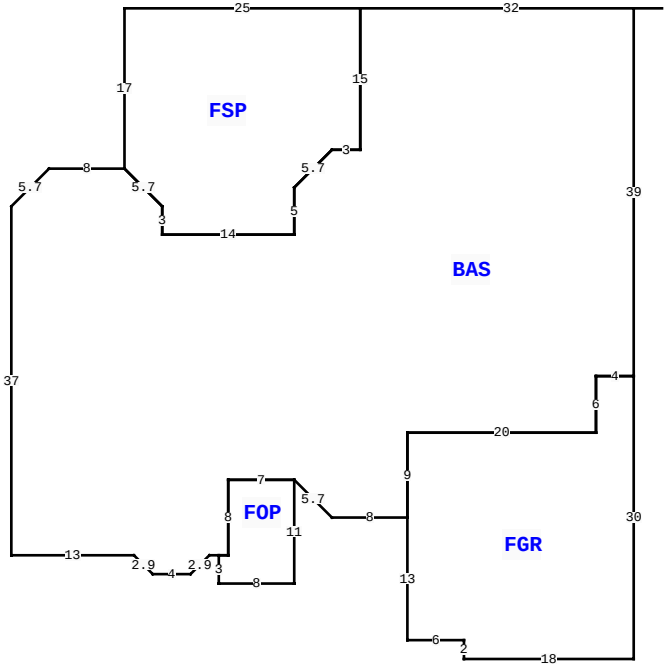
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 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 | 0148 | SFRES/WAREHOUSE/STRG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 25416.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,655 | 100 | | 2,655 | 231,251 |
| FGR | 588 | 55 | | 323 | 28,134 |
| FOP | 80 | 30 | | 24 | 2,091 |
| FSP | 525 | 40 | | 210 | 18,291 |
| TOTALS | 3,848 | | | 3,212 | 279,766 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,212 | 111.0550 | 122.16 | 392,378 | 1997 | 1997 | 0 | 0 | 0 | 28.70 | 71.30 |

2 SINGLE FAM 100% - 1998 Heated Area: 2655 HX Base Yr 1998




482 SW GERTRUDIS DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/20/2026 MLU |
| XF DATE | | LAND DATE | |
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## EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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| BASE TAXABLE VALUE | | 236,014 |
| TOTAL JUST VALUE | | 393,100 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 398,184 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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| 0563/0256 | 5/01/1985 | WD | Q | V | | 10,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 S15 W3 D4L4 S5 W14 N3 U4L4 W8 D4L4 S37 E13 D2R2 E4 U2R2 E1 E1 N8 E7 D4R4 E8 N9 E20 N6 E4 N39
$FGR=[ORIG=-27,54] S13 E6 S2 E18 N30 W4 S6 W20 S9
$FSP=[ORIG=-32,0] W25 S17 D4R4 S3 E14 N5 U4R4 E3 N15
$FOP=[ORIG=-47,58] S3 E8 N11 W7 S8 W1 $.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 02/06/2023 BY JS Total Acres: 2.48 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS