COMM NW COR OF SEC, SE 1873.55 F
CONT SE 374. 71 FT, S 985.81 FT,
FT, N 987.61 FT TO POB.(AKA LOT

SOLENSKI GERALD JOSEPH/PATTERSON DANA SANDERS
1060 NW OLD MILL DR
LAKE CITY, FL 32055

2027

26-3S-16-02306-004

BUILDING CHARACTERISTICS

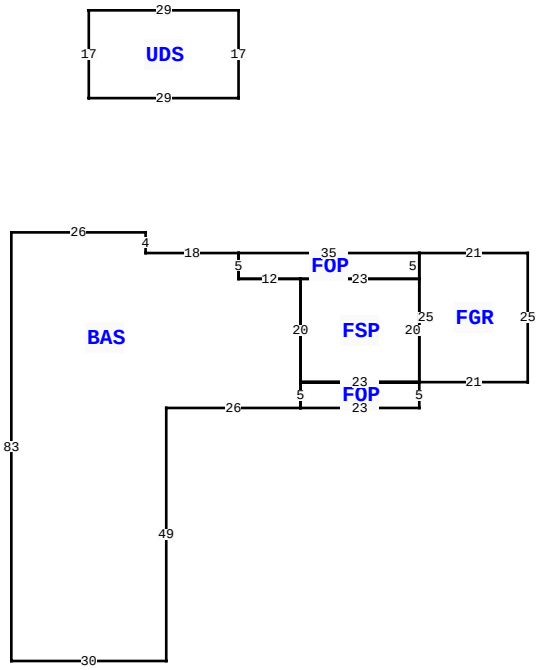
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,194	100		3,194	231,631
FGR	525	55		289	20,959
FOP	115	30		34	2,465
FOP	175	30		52	3,771
FSP	460	40		184	13,344
UDS	493	55		271	19,653
TOTALS	4,962			4,024	291,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,024	101.4250	111.57	448,958	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 3194 HX Base Yr 2022



1060 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	
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	0	0	10,000.00	UT	2.00	2.00	100	1993	1993	3	100	20,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0083	DOCK-LAKE	0	100	0	0	2,100.00	UT	11.50	11.50	25	1993	1993	3	30	7,245	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		291,823
TOTAL MARKET OB/XF VALUE		28,445
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		545,268
SOH/AGL Deduction		160,982
ASSESSED VALUE		384,286
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		332,875
TOTAL JUST VALUE		545,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041795	Remodel	42,000	04/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/682	1/29/2021	WD	Q	I	03	380,000
GRANTOR: HINES LOIS D TRUSTEE						
GRANTEE: SOLENSKI GERALD JOS						
1169/0527	3/11/2009	FS	U	I	11	100
GRANTOR: LOIS M HINES						
GRANTEE: LOIS D HINES TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N4 W26 S83 E30 N49 E26 FOP= E23 N5 W23 S5$ N5 E23
FGR= E21 N25 W21 S25$ FSP= N20 W23 S20 E23$ W23 N20FOP= E23
N5 W35 S5 E12$ W12 N5$ PTR= N30 UDS= N17 W29 S17 E29$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 28,445

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	0133	C	SFR LAKE	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/23/2023 BY JB Total Acres: 8.60 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 11/17/2026 BY SYS