COMM SW COR OF NE1/4, RUN N 380.
CONT NORTH 1719.59 FT, E 420 FT,
W 178.84 FT, SE 263.95 FT, SW 29

LAW BRENDA H
317 NW LAW CT
LAKE CITY, FL 32055

**2027**

**27-2S-16-01755-000**

## BUILDING CHARACTERISTICS

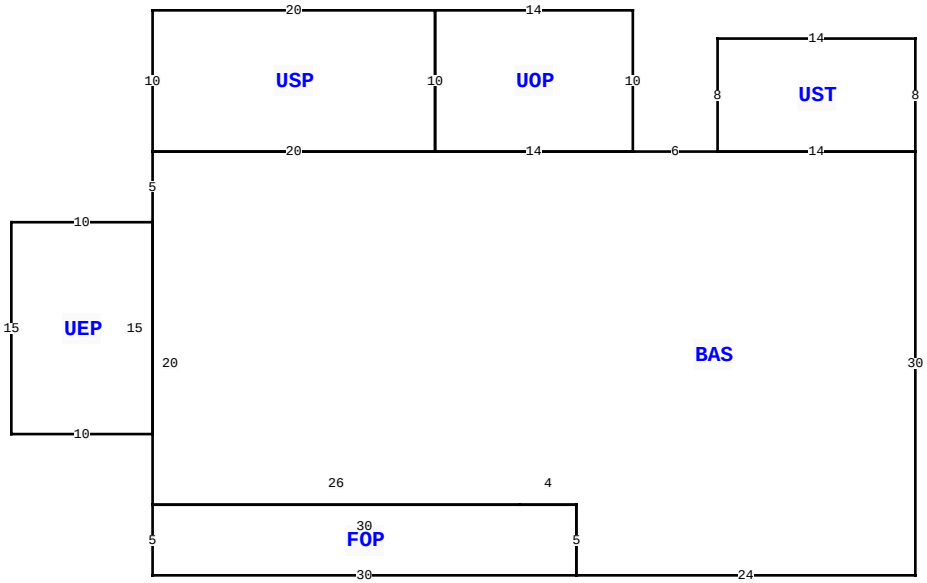
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 27216.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,470 | 100 | | 1,470 | 118,453 |
| FOP | 150 | 30 | | 45 | 3,626 |
| UEP | 150 | 60 | | 90 | 7,252 |
| UOP | 140 | 20 | | 28 | 2,256 |
| USP | 200 | 35 | | 70 | 5,641 |
| UST | 112 | 45 | | 50 | 4,029 |
| TOTALS | 2,222 | | | 1,753 | 141,257 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,753 | 112.7000 | 123.97 | 217,319 | 1981 | 1981 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1470 HX Base Yr




317 NW LAW CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | 05/15/2022 SPF |

## 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 | 0070 | CARPORT UF | 0 | 100 | 24 | 20 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 12 | 16 | 192.00 | UT | 12.00 | 12.00 | 100 | 2008 | 2008 | 3 | 100 | 2,304 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 8 | 10 | 80.00 | UT | 12.00 | 12.00 | 100 | 2008 | 2008 | 3 | 100 | 960 | |
| 6 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 7 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 100 | |
| 8 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 200 | |
| 9 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2022 | 2021 | | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 141,257 |
| TOTAL MARKET OB/XF VALUE | | 15,264 |
| TOTAL LAND VALUE - MARKET | | 58,480 |
| TOTAL MARKET VALUE | | 187,985 |
| SOH/AGL Deduction | | 65,935 |
| ASSESSED VALUE | | 122,050 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 65,639 |
| TOTAL JUST VALUE | | 215,001 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 217,566 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052683 | Roof Replacement | 15,722 | 03/24/2025 |
| 27086 | M H | 375 | 06/16/2008 |
| 13207 | M H | 125 | 10/20/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0344/0546 | 5/22/1975 | WD | Q | V | 01 | 200 |

GRANTOR: DREW E LAW SR & JUANI

GRANTEE: DREW E LAW JR & BRE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W6 W14 W20 S5 S20 E26 E4 S5 E24 N30 W14 $
USP=[ORIG=-20,0] N10 W20 S10 E20 $
UEP=[ORIG=-40,5] W10 S15 E10 N15 $
UOP=[ORIG=-6,0] N10 W14 S10 E14 $
UST=[ORIG=14,0] N8 W14 S8 E14 $
FOP=[ORIG=-40,25] S5 E30 N5 W30 $
.

## LAND DESCRIPTION

TOTAL OB/XF 15,264

| 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 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 8,000 | | | | | | | |
| 2 | 5600 | A | TIMBER 3 | 0 | | 00 | 0.00 | 0.00 | 3.50 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 984 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 3.50 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 28,000 | | | | | | | |
| 4 | 9900 | C | AC NON-AG | 0 | | 00 | 0.00 | 0.00 | 5.62 | AC | | 1.00 | 1.00 | 0.50 | 8,000.00 | 4,000.00 | 22,480 | | | | | | | |

REVIEW DATE 04/14/2025 BY chuck Total Acres: 10.12 Total Land Value: 31,464 Market: 28,000 Agricultural: 984 Common: 30,480 PRINTED 11/17/2026 BY SYS