LOT 5 BLOCK A COUNTRY LANE ESTAT
753-532, 773-1779, 787-968, QC 1

VAN VORST ERIC PAUL
177 NW VAN VORST CT
LAKE CITY, FL 32055

2027

27-2S-16-01770-105

BUILDING CHARACTERISTICS

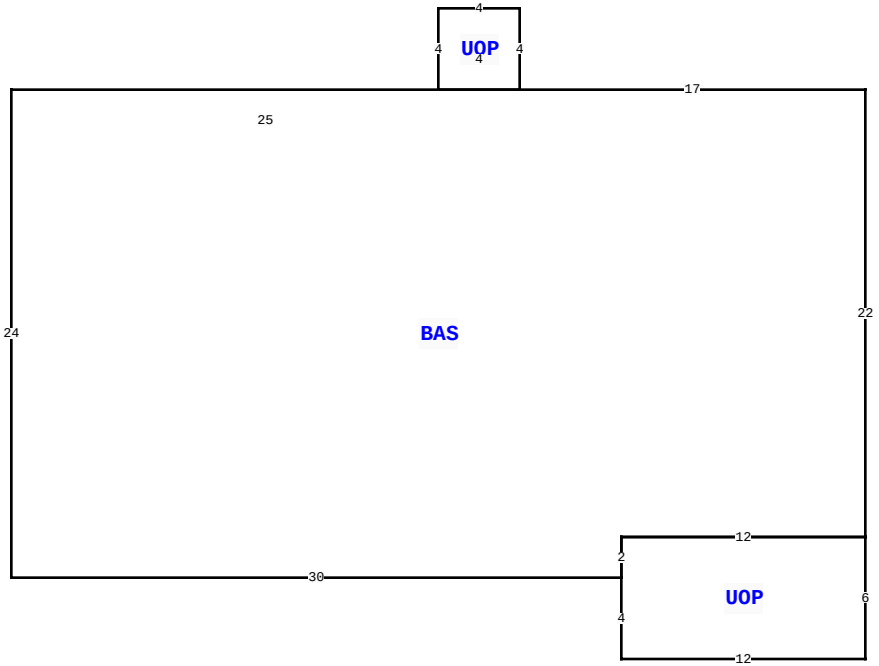
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	27216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100		984	101,241
UOP	16	20		3	309
UOP	72	20		14	1,441
TOTALS	1,072			1,001	102,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,001	121.4720	133.62	133,754	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2009 Heated Area: 984 HX Base Yr 2009



177 NW VAN VORST CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0296	SHED METAL	0	100	10	16	160.00	UT	12.00	12.00	50	2008	2008	3	50	960	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	102,991
TOTAL MARKET OB/XF VALUE	960
TOTAL LAND VALUE - MARKET	42,500
TOTAL MARKET VALUE	146,451
SOH/AGL Deduction	52,206
ASSESSED VALUE	94,245
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	42,834
TOTAL JUST VALUE	146,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,323

SALE:3:1: LOT 5, BLK A, COUNTRY LANE ESTATES S/D

SALE:2:1: REPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17622	SFR	330	11/06/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1402	6/07/2016	QC	U	I	11	100
GRANTOR: VAN VORST MARGO LYNN						
GRANTEE: VAN VORST ERIC PAUL						
0787/0968	10/05/1993	WD	Q	V		8,000
GRANTOR: ROGERS & WOODLAND						
GRANTEE: ERIC PAUL VAN VORST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N4 W4 S4 E4$ W25 S24 E30 UOP= S4 E12 N6 W12 S2$ N2 E12 N22$.

LAND DESCRIPTION

TOTAL OB/XF 960

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	1.00	LT		1.00	1.00	0.85	50,000.00	42,500.00	42,500							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 5.01 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 11/16/2026 BY SYS