LOT 1 TURNER MEADOWS S/D.

ORB 793-2066, 907-1752, 916-974,

SWITZER MELVIN C (TRUSTEE)
123 NW KENMORE GLN
LAKE CITY, FL 32055

2027

27-3S-16-02317-001

BUILDING CHARACTERISTICS

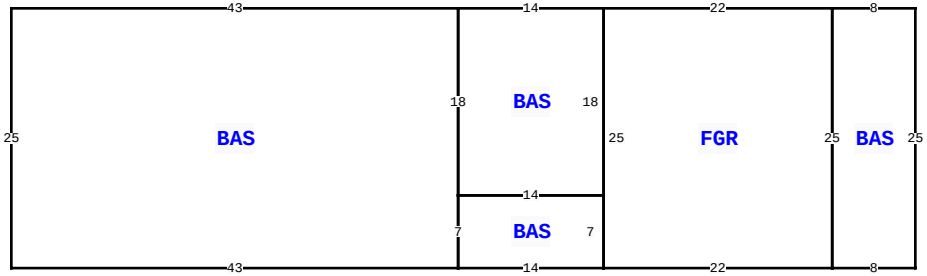
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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 06
NEIGHBORHOOD/LOC	27316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	98	100		98	7,952
BAS	200	100		200	16,229
BAS	252	100		252	20,449
BAS	1,075	100		1,075	87,232
FGR	550	55		302	24,506
TOTALS	2,175			1,927	156,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,927	113.4900	124.84	240,567	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1625 HX Base Yr 2008



123 NW KENMORE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
3	0020	BARN,FR	0	100	19	34	646.00	UT	2.50	2.50	100	2007	2007	3	100	1,615	
4	0296	SHED METAL	0	100	10	30	300.00	UT	5.00	5.00	100	2007	2007	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,369
TOTAL MARKET OB/XF VALUE		3,615
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		178,484
SOH/AGL Deduction		60,488
ASSESSED VALUE		117,996
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		66,585
TOTAL JUST VALUE		178,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,327

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042516	Roof Replacement	19,389	08/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/0594	1/30/2018	WD	U	I	11	100
GRANTOR: MELVIN C SWITZER						
GRANTEE: MELVIN C SWITZER (T						
1092/1408	7/26/2006	CT	Q	I	01	95,000
GRANTOR: CLERK OF COURTS (BURL						
GRANTEE: FIRST FEDERAL SAVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S25 E43 BAS= E14 FGR= E22 BAS= E8 N25 W8 S25$ N25 W22 S25$ N7 W14 S7 $ N7 BAS= E14 N18 W14 S18$ N18$.

LAND DESCRIPTION

TOTAL OB/XF 3,615

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/16/2023 BY KS Total Acres: 1.03 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS