LOTS 1 & 2 BLOCK F WEST LAKE CIT ADDITION #2.

HOWELL JOSEPH E/JOLLEY SUSAN
17006 27TH PL
LAKE CITY, FL 32055

2027

27-3S-16-02345-018

BUILDING CHARACTERISTICS

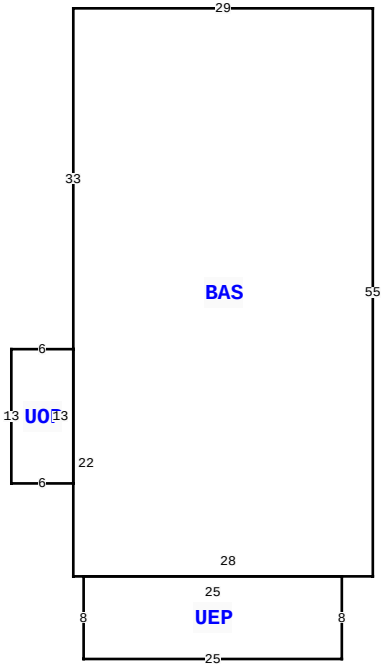
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		27316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100		1,595	41,845
UEP	200	60		120	3,148
UOP	78	20		16	420
TOTALS	1,873			1,731	45,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,731	43.3650	47.70	82,569	1955	1955	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1595 HX Base Yr



173 NW WALLACE PL, 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	45,413
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,240
TOTAL MARKET VALUE	57,653
SOH/AGL Deduction	0
ASSESSED VALUE	57,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,653
TOTAL JUST VALUE	57,653
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/2403	10/15/2026	PB	U	I	18	0
GRANTOR: HOWELL JOSESPH E AS P						
GRANTEE: HOWELL JOSEPH E						
1567/67	4/28/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (SCOTT						
GRANTEE: BLACK SHIRLEY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S33 UOP= W6 S13 E6N13$ S22 E1 UEP= S8 E25 N8 W25$ E28 N55$.

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
1	0100	C	SFR	0		RSF/MH	102.00	214.00	1.00	LT		1.00	1.00	0.90	6,800.00	6,120.00	6,120							
2	0100	C	SFR	0		RSF/MH	102.00	214.00	1.00	LT		1.00	1.00	0.90	6,800.00	6,120.00	6,120							

REVIEW DATE 03/28/2023 BY KS Total Acres: 1.00 Total Land Value: 12,240 Market: 0 Agricultural: 0 Common: 12,240 PRINTED 11/17/2026 BY SYS