LOTS 1 & 8 BLOCK 4 CLUB VIEW PAR
321-455, 826-1784

SAMBEY EDWARD J/SAMBEY KRISTY A
113 NW GREEN LN
LAKE CITY, FL 32055

2027

27-3S-16-02346-039

BUILDING CHARACTERISTICS

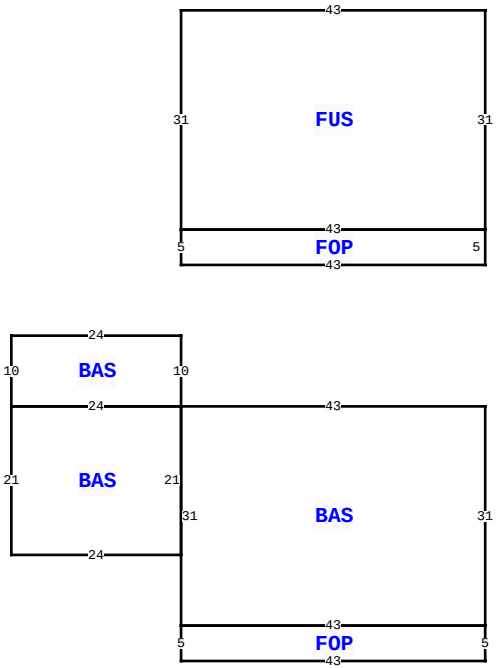
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	22,030
BAS	504	100		504	46,264
BAS	1,333	100		1,333	122,360
FOP	215	30		64	5,875
FOP	215	30		64	5,875
FUS	1,333	100		1,333	122,360
TOTALS	3,840			3,538	324,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,538	128.3782	141.22	499,636	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 3410 HX Base Yr 1999



113 NW GREEN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	350	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0258	PATIO	0	100	16	21	336.00	UT	2.50	2.50	100	1993	1993	3	100	840	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		324,763
TOTAL MARKET OB/XF VALUE		20,426
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		399,189
SOH/AGL Deduction		190,853
ASSESSED VALUE		208,336
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,925
TOTAL JUST VALUE		399,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,077

SALE:1:1: LOTS 1 & 8 BLK 4 CLUB VIEW PARK

BLDG:1:1: FGR TO BAS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052945	Roof Replacement	12,500	04/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0826/1784	8/15/1996	WD	Q	I		63,000

GRANTOR: LOUIS & JACKIE SCHWAR

GRANTEE: EDWARD & KRISTY SAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W43 S31 E43 N31 $
FUS=[ORIG=0,-25] N31 W43 S31 E43 $
BAS=[ORIG=-43,0] W24 S21 E24 N21 $
BAS=[ORIG=-43,0] N10 W24 S10 E24 $
FOP=[ORIG=-43,31] S5 E43 N5 W43 $
FOP=[ORIG=-43,-25] S5 E43 N5 W43 $
PTR=[ORIG=0,0] N25 S25 $
.

LAND DESCRIPTION

TOTAL OB/XF 20,426

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	2.00	LT		1.00	1.00	0.90	30,000.00	27,000.00	54,000							

REVIEW DATE 05/19/2025 BY chuck Total Acres: 0.90 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 11/17/2026 BY SYS