COMM SE COR OF NW1/4 OF NE1/4,
FOR POB, RUN W 1329.82 FT, N 343
1329.03 FT, S 343.61 FT TO POB (

BENNETT ANDREW W/BENNETT VERONICA A
386 SW SURREAL CT
LAKE CITY, FL 32024

**2027**

**27-4S-16-03208-203**

## BUILDING CHARACTERISTICS

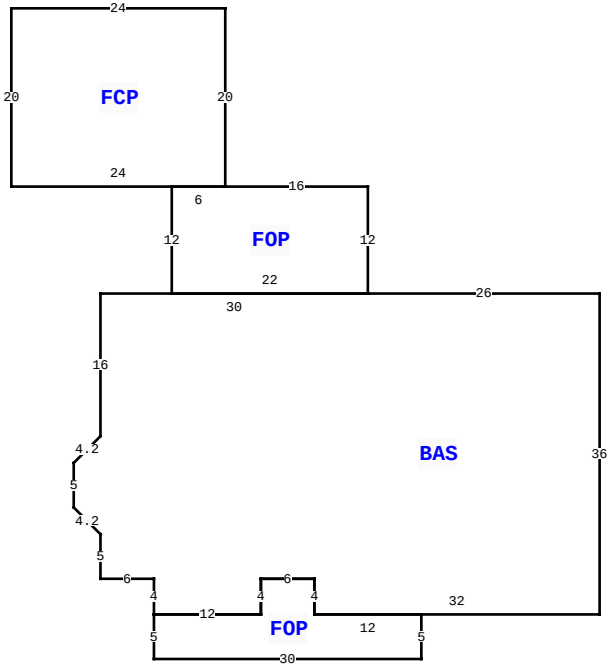
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 01 |
| NEIGHBORHOOD/LOC | 27416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,992 | 100 | | 1,992 | 195,914 |
| FCP | 480 | 25 | | 120 | 11,802 |
| FOP | 174 | 30 | | 52 | 5,114 |
| FOP | 264 | 30 | | 79 | 7,770 |
| TOTALS | 2,910 | | | 2,243 | 220,599 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,243 | 110.3860 | 121.42 | 272,345 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2007 Heated Area: 1992 HX Base Yr 2007




386 SW SURREAL CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 MLU |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 300.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 750 | |
| 2 | 0210 | GARAGE U | 0 | 100 | 20 | 34 | 680.00 | UT | 12.00 | 12.00 | 70 | 2014 | 2014 | 3 | 70 | 5,712 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 220,599 |
| TOTAL MARKET OB/XF VALUE | | 6,462 |
| TOTAL LAND VALUE - MARKET | | 65,760 |
| TOTAL MARKET VALUE | | 292,821 |
| SOH/AGL Deduction | | 96,614 |
| ASSESSED VALUE | | 196,207 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 144,796 |
| TOTAL JUST VALUE | | 292,821 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 296,837 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042855 | Roof Replacement | 19,375 | 09/29/2021 |
| 23452 | SFR | 540 | 08/03/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1044/0727 | 4/21/2005 | WD | U | V | 07 | 70,000 |
| GRANTOR: WALTER E RUSSELL | | | | | | |
| GRANTEE: ANDREW W & VERONICA | | | | | | |
| 0885/1130 | 7/12/1999 | WD | Q | V | 01 | 100 |
| GRANTOR: R DYAL, D RUSSELL ETA | | | | | | |
| GRANTEE: D & W RUSSELL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 FOP= N12 W16 FCP= N20 W24 S20 E24$ W6 S12 E22$ W30 S16 D3 L3 S5 R3 D3 S5 E6 S4 FOP= S5 E30 N5 W12 N4 W6 S4 W12$ E12 N4 E6 S4 E32 N36$.

## LAND DESCRIPTION

TOTAL OB/XF 6,462

| 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 | 5.48 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 65,760 | | | | | | | |

REVIEW DATE 05/02/2022 BY JS Total Acres: 5.48 Total Land Value: 65,760 Market: 0 Agricultural: 0 Common: 65,760 PRINTED 11/17/2026 BY SYS