COMM NE COR OF SW1/4 OF NE1/4, R
FOR POB, CONT S 343.61 FT, W 133
343.61 FT, E 1331.41 FT TO POB (

TODD JOSH
556 SW SURREAL CT
LAKE CITY, FL 32024

2027

27-4S-16-03208-206

BUILDING CHARACTERISTICS

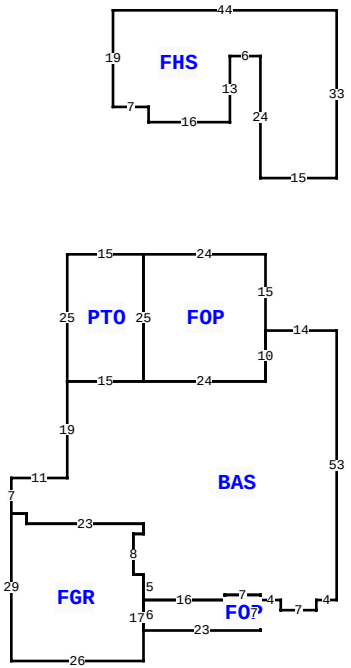
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
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	2,310	100		2,310	274,381
FGR	692	55		381	45,255
FHS	1,034	60		620	73,643
FOP	145	30		44	5,227
FOP	600	30		180	21,381
PTO	375	5		19	2,257
TOTALS	5,156			3,554	422,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,554	116.1090	127.72	453,917	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 3344 HX Base Yr 2019



556 SW SURREAL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	422,143
TOTAL MARKET OB/XF VALUE	18,948
TOTAL LAND VALUE - MARKET	79,800
TOTAL MARKET VALUE	520,891
SOH/AGL Deduction	124,692
ASSESSED VALUE	396,199
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	344,788
TOTAL JUST VALUE	520,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	528,559

LAND:4:1: EASEMENT ACCESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36462	SFR	1,591	03/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/1205	9/28/2017	WD	Q	V	01	65,100
GRANTOR: MICHAEL BLUM						
GRANTEE: JOSH TODD						
1055/1254	5/13/2005	WD	Q	V		88,000
GRANTOR: DYAL						
GRANTEE: MICHAEL BLUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N15 W24 S25 E24 N10$ S10 W24 PTO= N25 W15 S25 E15$ W15 S19 W11 S7 FGR= S29 E26 N17 W2 N8 E2 N2 W23 N2 W3$ E3 S2 E23 S2 W2 S8 E2 S5 FOP= S6 E23 N7 W7 S1 W16$ E16 N1 E7 S1 E4 S2 E7 N2 E4 N53$ PTR= N30 FHS= N33 W44 S19 E7 S3 E16 N13 E6 S24 E15$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,674.00	UT	2.00	2.00	100	2018	2018	3	100	3,348	
3	0210	GARAGE U	0	100	30	60	1,800.00	UT	8.00	8.00	100	2018	2018	3	100	14,400	

LAND DESCRIPTION

TOTAL OB/XF 18,948

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	10.50	AC		1.00	1.00	0.80	9,500.00	7,600.00	79,800							

REVIEW DATE 07/17/2019 BY KR Total Acres: 10.50 Total Land Value: 79,800 Market: 0 Agricultural: 0 Common: 79,800 PRINTED 11/17/2026 BY SYS