

COMM SW COR OF NE1/4 OF SW1/4,  
 RUN N 485 FT, E 260 FT, N 80  
 FT FOR POB, RUN W 205 FT TO E

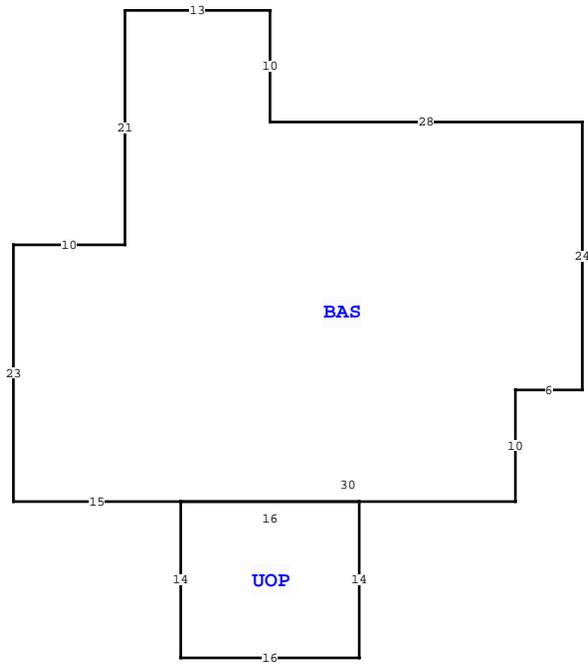
LEE VALERIE H/HERBST NATHALIE GAIL  
 5467 SE COUNTRY CLUB RD  
 LAKE CITY, FL 32025-6224

**2026**

27-4S-17-08779-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	50
Roof Cover	14	PREFIN MT	50
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,694	100	
UOP	224	20	
TOTALS	1,918		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,739	110.5000	125.97	219,062	1947	1955	0	0	35.00	65.00
1 SINGLE FAM			50% - 2013	Heated Area: 1694		HX Base Yr 2013					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			142,390
TOTAL MARKET OB/XF VALUE			2,440
TOTAL LAND VALUE - MARKET			15,120
TOTAL MARKET VALUE			159,950
SOH/AGL Deduction			38,497
ASSESSED VALUE			121,453
TOTAL EXEMPTION VALUE	HA HAB SX	41,934	
BASE TAXABLE VALUE			79,519
TOTAL JUST VALUE			159,950
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/2733	6/01/2017	LE	U	I	14	100
GRANTOR: VALERIE RAE LEE						
GRANTEE: RODGER LEON HUGHES						
1245/1727	11/28/2012	WD	U	I	30	100
GRANTOR: NATHALIE HERBST (RES)						
GRANTEE: JENNIFER L BUTT						

EXTRA FEATURES															BLD DATE		LGL DATE																		
L N	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	INC DATE	AG DATE																
1	0294	SHED WOOD/	0	50	30	27	1.00	UT	0.00	0.00	100	0	0	3	100	160																			
2	0031	BARN, MT AE	0	50	22	30	1.00	UT	0.00	0.00	100	0	0	3	100	1,524																			
3	0070	CARPORT UF	0	50	13	16	1.00	UT	0.00	0.00	100	0	0	3	100	156																			
4	0140	CLFENCE	6	0	50	13	1.00	UT	0.00	0.00	100	2017	2017	3	100	600																			
TOTALS																	1,739	142,390																	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W28 N10 W13 S21 W10 S23 E15 UOP= S14 E16 N14 W16\$ E30N10 E6 N24\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50		A-1	0.00	0.00	0.60	AC		1.00	1.00	1.40	18,000.00	25,200.00	15,120							