PART OF LOT 2 SWEET GUM ESTATES
COMM NE COR OF LOT 2 SWEET GUM E
264.69 FT FOR POB, CONT S 208 FT

PRIMOSCH THOMAS F/PRIMOSCH MARTHA H
3686 CASITAS DR
JACKSONVILLE, FL 32224

2027

27-5S-17-09411-113

BUILDING CHARACTERISTICS

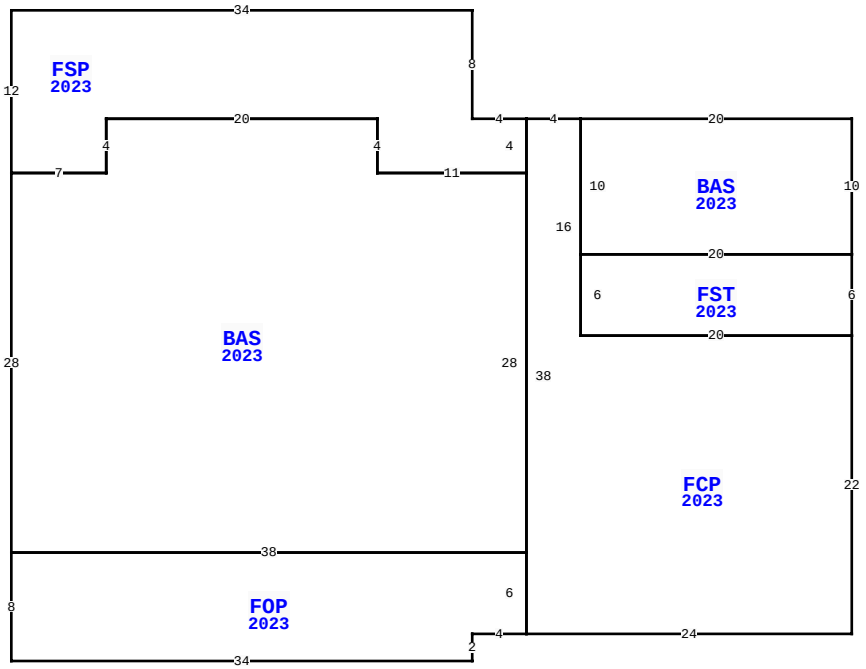
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC		27517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	2023	200	27,465
BAS	1,144	100	2023	1,144	157,097
FCP	592	25	2023	148	20,323
FOP	296	30	2023	89	12,222
FSP	344	40	2023	138	18,951
FST	120	55	2023	66	9,064
TOTALS	2,696			1,785	245,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,785	128.7000	141.57	252,702	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2023 Heated Area: 1344 HX Base Yr



397 SW KYLE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	245,121
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,585
TOTAL MARKET VALUE	253,706
SOH/AGL Deduction	0
ASSESSED VALUE	253,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,706
TOTAL JUST VALUE	253,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041734	New Residential C	305,000	04/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/5	8/22/2022	LE	U	V	14	100
GRANTOR: PRIMOSCH THOMAS F						
GRANTEE: PRIMOSCH THOMAS F (						
1431/1742	3/02/2021	WD	U	V	11	100
GRANTOR: JACKSON JON C						
GRANTEE: PRIMOSCH THOMAS F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W11 N4 W20 S4 W7 S28 E38 N28 $
FSP=[YR=2023;ORIG=90,6] W4 N8 W34 S12 E7 N4 E20 S4 E11 N4 $
FOP=[YR=2023;ORIG=90,38] W38 S8 E34 N2 E4 N6 $
BAS=[YR=2023;ORIG=94,6] E20 S10 W20 N10 $
FST=[YR=2023;ORIG=94,16] E20 S6 W20 N6 $
FCP=[YR=2023;ORIG=90,6] S38 E24 N22 W20 N16 W4 $
.

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

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		00	0.00	0.00	1.01	AC		1.00	1.00	0.85	10,000.00	8,500.00	8,585							

REVIEW DATE 01/31/2023 BY TW Total Acres: 1.01 Total Land Value: 8,585 Market: 0 Agricultural: 0 Common: 8,585 PRINTED 11/16/2026 BY SYS