COMM SE COR, RUN W 754.99 FT, N
POB, CONT N 262.76 FT, SE 414.24
CHRISTIE RD, SW ALONG R/W 240.42

CREAMER DONALD JR/CREAMER JENNIFER K
PO BOX 1704
LAKE CITY, FL 32056

**2027**

**28-2S-17-04769-002**

## BUILDING CHARACTERISTICS

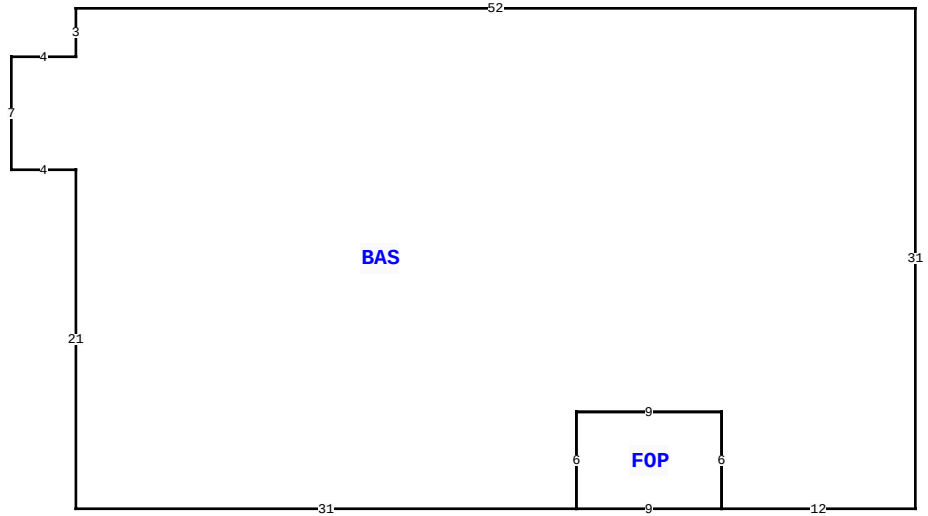
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 28217.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,586 | 100 | | 1,586 | 162,799 |
| FOP | 54 | 30 | | 16 | 1,642 |
| TOTALS | 1,640 | | | 1,602 | 164,441 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,602 | 113.8000 | 125.18 | 200,538 | 2007 | 2007 | 0 | 0 | 0 | 18.00 | 82.00 |

2 SINGLE FAM 100% - 1997 Heated Area: 1586 HX Base Yr 1997




| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 05/08/2026 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 | 164,441 |
| TOTAL MARKET OB/XF VALUE | 6,652 |
| TOTAL LAND VALUE - MARKET | 45,250 |
| TOTAL MARKET VALUE | 206,623 |
| SOH/AGL Deduction | 69,129 |
| ASSESSED VALUE | 137,494 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 86,083 |
| TOTAL JUST VALUE | 216,343 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 219,339 |

BLDG:1:1: FLEETWOOD/WESTFIELD MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 24656 | SFR | 481 | 06/22/2006 |
| 11860 | M H | 125 | 11/14/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1245/0475 | 11/16/2012 | WD | U | I | 11 | 100 |
| GRANTOR: DONALD E JR & JENNIFE | | | | | | |
| GRANTEE: DONALD E JR & JENNI | | | | | | |
| 1040/0442 | 3/03/2005 | WD | Q | I | 01 | 100 |
| GRANTOR: DONALD E & JENNIFER B | | | | | | |
| GRANTEE: DONALD E & JENNIFER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S3 W4 S7 E4 S21 E31 FOP= E9 N6 W9 S6$ N6 E9 S6 E12 N31$.

## 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 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1996 | 1996 | 3 | 100 | 400 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 8 | 10 | 80.00 | UT | 5.00 | 5.00 | 100 | 1996 | 1996 | 3 | 100 | 400 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 16 | 192.00 | UT | 7.50 | 7.50 | 100 | 1996 | 1996 | 3 | 100 | 1,440 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 8 | 16 | 128.00 | UT | 2.00 | 2.00 | 100 | 1996 | 1996 | 3 | 100 | 256 | |
| 5 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 8 | 16 | 128.00 | UT | 2.00 | 2.00 | 100 | 1996 | 1996 | 3 | 100 | 256 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |
| 8 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 9 | 0263 | PRCH,USP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,652

| 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 | 2.82 | AC | | 1.00 | 1.00 | 1.25 | 10,000.00 | 12,500.00 | 35,250 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 280 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 10,000 | | | | | | | |

REVIEW DATE 08/04/2015 BY DF Total Acres: 3.82 Total Land Value: 35,530 Market: 10,000 Agricultural: 280 Common: 35,250 PRINTED 11/17/2026 BY SYS