

PART OF LOT 9 BLOCK B RANCHETTES
OF SW1/4 OF NW1/4 OF NE1/4 EX S
R/W & EX THE N 100 FT OF W1/2 OF

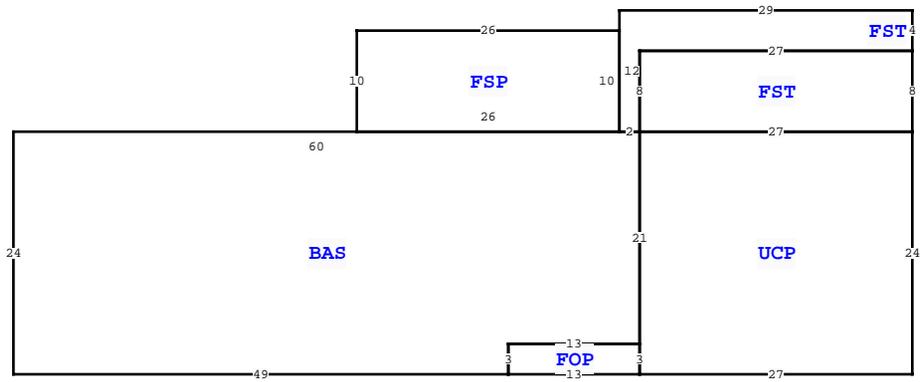
LITRELL HEIDI A/STEBBINS MARGARET L
1139 NW BROWN RD
LAKE CITY, FL 32055

2026

28-3S-16-02354-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	06
NEIGHBORHOOD/LOC	28316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,449	100	
FOP	39	30	
FSP	260	40	
FST	132	55	
FST	216	55	
UCP	648	20	
TOTALS	2,744		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,887	109.1250	124.40	234,743	1964	1964		0	0	35.00
1 SINGLE FAM			50% - 2020	Heated Area: 1449		HX Base Yr		2020			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		152,583	
TOTAL MARKET OB/XF VALUE		1,400	
TOTAL LAND VALUE - MARKET		14,580	
TOTAL MARKET VALUE		168,563	
SOH/AGL Deduction		24,976	
ASSESSED VALUE		143,587	
TOTAL EXEMPTION VALUE	HA HAB	34,306	
BASE TAXABLE VALUE		109,281	
TOTAL JUST VALUE		168,563	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,889	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1262/1422	10/03/2013	WD	U	I	14	100
GRANTOR: GERALD B ROBINSON (LI)						
GRANTEE: HEIDI A LITRELL (R)						
0876/1434	3/15/1999	WD	Q	I		72,000
GRANTOR: PODLASZEWSKI						
GRANTEE: STEBBINS						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0294	SHED WOOD/	0.00
2	0166	CONC, PAVMT	0.00
3	0296	SHED METAL	0.00
4	0169	FENCE/WOOD	0.00
5	0296	SHED METAL	0.00

TOTAL OB/XF												1,400			
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
1	0294	SHED WOOD/	0	50	0	0	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC, PAVMT	0	50	0	0	0.00	0.00	100	1993	1993	3	100	500	
3	0296	SHED METAL	0	50	0	0	0.00	0.00	100	2018	2018	3	100	200	
4	0169	FENCE/WOOD	0	50	0	0	0.00	0.00	100	2018	2018	3	100	400	
5	0296	SHED METAL	0	50	0	0	0.00	0.00	100	2018	2018	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP= N10 W26 S10 E26\$ BAS= W60 S24 E49 FOP= E13 N3 W13 S3\$ N3E13 UCP= S3 E27 N24 W27 S21\$N21FST= E27 N8 W27 S8\$ FST= N8 E27 N4 W29 S12 E2\$ W2\$.	

LAND DESCRIPTION		TOTAL OB/XF		1,400																				
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		RSF/MH	0.00	0.00	1.08	AC		1.00	1.00	1.00	13,500.00	13,500.00	14,580							