PART OF LOT 12 BLOCK B RANCHETTE
SE COR OF NW1/4 OF NE1/4, N 228.
FT FOR POB, CONT W 173 FT, N 262

BRYANT TAMMY
173 NW CHIPMUNK CT
LAKE CITY, FL 32055

2027

28-3S-16-02356-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

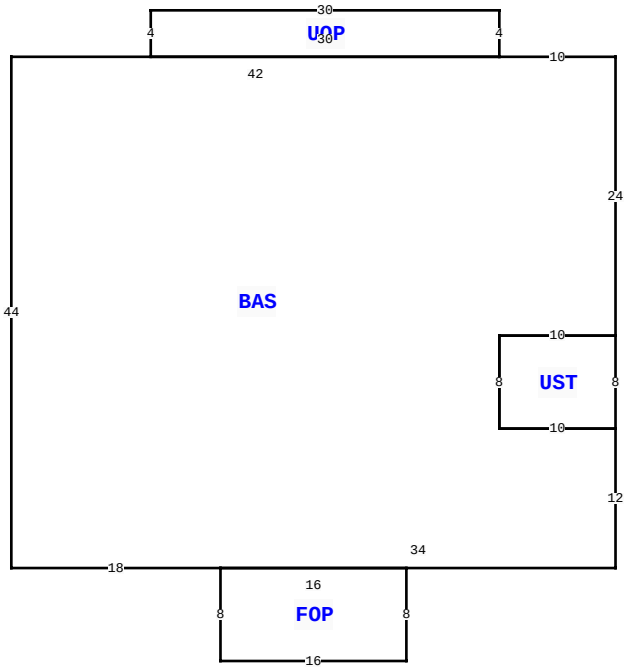
NEIGHBORHOOD/LOC 28316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100		2,208	130,660
FOP	128	30		38	2,249
UOP	120	20		24	1,420
UST	80	45		36	2,130
TOTALS	2,536			2,306	136,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,306	82.7604	91.04	209,938	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 2208 HX Base Yr 1998



173 NW CHIPMUNK CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/09/2022 MLU
INC DATE | AG DATE

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	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2008	2008	3	100	2,880	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
3	0120	CLFENCE 4	0	100	0	0	360.00	UT	7.50	7.50	100	2008	2008	3	100	2,700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	136,460
TOTAL MARKET OB/XF VALUE	6,080
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	155,540
SOH/AGL Deduction	58,667
ASSESSED VALUE	96,873
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	45,462
TOTAL JUST VALUE	155,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,013

SALE:1:1: .70 DOC STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/1262	7/10/1997	WD	Q	V	01	0

GRANTOR: BATTLE

GRANTEE: BRYANT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N4 W30 S4 E30$W42 S44 E18 FOP= S8 E16 N8 W16$ E34 N12 UST= N8 W10 S8 E10$ W10 N8 E10 N24$.

LAND DESCRIPTION

TOTAL OB/XF 6,080

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	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 08/22/2018 BY KR Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS