COMM SW COR OF NE1/4 OF SE1/4, R
TO W R/W TURNER RD, RUN N 1075 F
FOR POB, CONT W 223.5 FT, S 195

WILSON SHIRLEY A GRIFFIS
170 NW MARCEL PL
LAKE CITY, FL 32055

2027

28-3S-16-02366-007

BUILDING CHARACTERISTICS

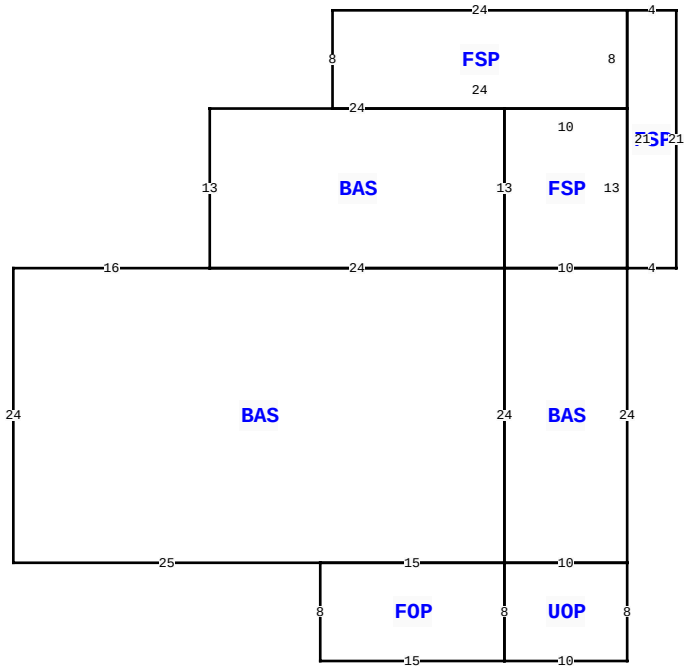
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	28316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	18,112
BAS	312	100		312	23,545
BAS	960	100		960	72,446
FOP	120	30		36	2,717
FSP	84	40		34	2,566
FSP	130	40		52	3,924
FSP	192	40		77	5,811
UOP	80	20		16	1,208
TOTALS	2,118			1,727	130,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,727	105.5460	116.10	200,505	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1512 HX Base Yr



170 NW MARCEL PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		130,328
TOTAL MARKET OB/XF VALUE		10,430
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		153,758
SOH/AGL Deduction		71,395
ASSESSED VALUE		82,363
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,952
TOTAL JUST VALUE		153,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/26	6/02/2021	LE	U	I	14	100

GRANTOR: WILSON SHIRLEY ANN FK

GRANTEE: BYRD SANDRA JEANETT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S24 E25 FOP= S8 E15 N8 W15$ E15 UOP= S8 E10 N8 W10$
BAS= E10 N24W10 S24 $ N24 FSP= E10 FSP= E4 N21 W4 S21$ N13
FSP= N8 W24 S8 E24$ W10 S13$ BAS= N13 W24 S13 E24$W24$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0166	CONC,PAVMT	0	100	10	50	500.00	UT	0.70	0.70	100	0	0	3	100	350	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2008	2008	3	100	2,880	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
9	0081	DECKING WI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 10,430

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		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 03/07/2023 BY KS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS