LOT 14 FAIRFIELD HILLS S/D.

461-133, 758-1994, 900-2714, WD

SALVATORE SOFIA MELISA
581 NW HORIZON ST
LAKE CITY, FL 32055

**2027**

**28-3S-16-02374-014**

## BUILDING CHARACTERISTICS

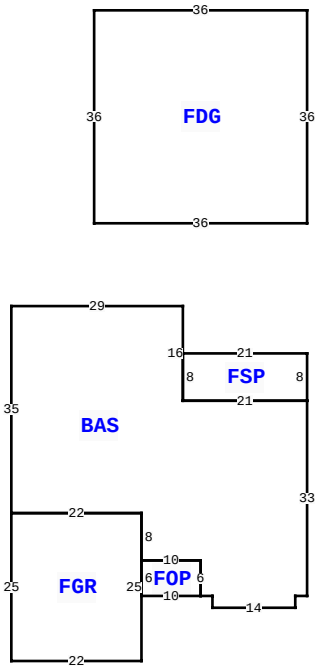
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 28316.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,774 | 100 | | 1,774 | 146,594 |
| FDG | 1,296 | 60 | | 778 | 64,290 |
| FGR | 550 | 55 | | 302 | 24,955 |
| FOP | 60 | 30 | | 18 | 1,487 |
| FSP | 168 | 40 | | 67 | 5,537 |
| TOTALS | 3,848 | | | 2,939 | 242,863 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,939 | 115.5770 | 127.13 | 373,635 | 1992 | 1992 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 1774 HX Base Yr 2023




581 NW HORIZON ST, 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0260 | PAVEMENT-A | 0 | 100 | 220 | 10 | 2,200.00 | UT | 1.40 | 1.40 | 100 | 2017 | 2017 | 3 | 100 | 3,080 | |
| 3 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 744.00 | UT | 1.50 | 1.50 | 100 | 2017 | 2017 | 3 | 100 | 1,116 | |
| 4 | 0080 | DECKING | 0 | 100 | 8 | 50 | 400.00 | UT | 5.00 | 5.00 | 70 | 1993 | 1993 | 3 | 70 | 1,400 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 242,863 |
| TOTAL MARKET OB/XF VALUE | | 7,896 |
| TOTAL LAND VALUE - MARKET | | 26,620 |
| TOTAL MARKET VALUE | | 262,157 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 262,157 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 210,746 |
| TOTAL JUST VALUE | | 277,379 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 281,811 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1477/1249 | 10/12/2022 | WD | Q | I | 01 | 340,000 |
| GRANTOR: BOUCHARD JOHN O | | | | | | |
| GRANTEE: SALVATORE SOFIA MEL | | | | | | |
| 1417/1877 | 8/20/2020 | WD | Q | I | 01 | 255,000 |
| GRANTOR: JERRY & CAROLYN CROSS | | | | | | |
| GRANTEE: JOHN O & DENISE J B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP= N8 W21 S8 E21$ BAS= W21 N16 W29 S35 FGR= E22 S25 W22 N25$ E22 S8 FOP= E10 S6 W10 N6$ E10 S6 E2 S2 E14 N2 E2 N33$ PTR= N30 FDG= N36 W36 S36 E36$ S30$.

## LAND DESCRIPTION

TOTAL OB/XF 7,896

| 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-2 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 100 | | | | | 1.42 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 398 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 100 | | | | | 1.42 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 15,620 | | | | | | | |

REVIEW DATE 02/16/2023 BY CP Total Acres: 2.42 Total Land Value: 11,398 Market: 15,620 Agricultural: 398 Common: 11,000 PRINTED 11/17/2026 BY SYS