BEG 420 FT E OF SW COR OF NE1/4
RUN N 35.86 FT TO N R/W LINE FOR
ALONG CURVE 108.35 FT, N 9 DG E

RIOS WILFREDO/RIOS WILMA ARCE
1309 NE BASCOM NORRIS DR
LAKE CITY, FL 32055

2027

28-3S-17-05632-000

BUILDING CHARACTERISTICS

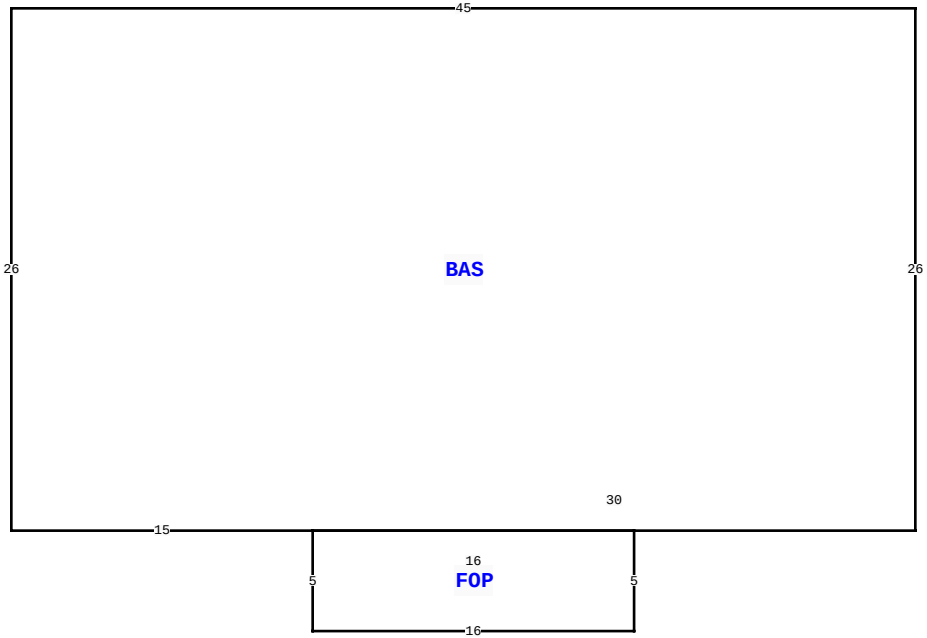
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100		1,170	56,709
FOP	80	30		24	1,163
TOTALS	1,250			1,194	57,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,194	117.5040	129.25	154,324	2007	2007	40	0	0	22.50	37.50

2 SINGLE FAM 100% - 2009 Heated Area: 1170 HX Base Yr 2009



1309 NE BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	57,872
TOTAL MARKET OB/XF VALUE	2,652
TOTAL LAND VALUE - MARKET	2,348
TOTAL MARKET VALUE	62,872
SOH/AGL Deduction	8,113
ASSESSED VALUE	54,759
TOTAL EXEMPTION VALUE	HX HB 29,759
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	62,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25775	SFR	383	05/04/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/0701	3/20/2008	WD	Q	I		95,000
GRANTOR: RICHARD KEEN						
GRANTEE: WILFREDO RIOS & WIL						
1115/0046	3/21/2007	WD	Q	V		20,000
GRANTOR: LASTER FAULKNER						
GRANTEE: RICHARD KEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S26 E15 FOP= S5 E16 N5 W16$ E30 N26$.

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	0166	CONC,PAVMT	0	100	0	0	284.00	UT	3.00	3.00	100	2007	2007	3	100	852	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,652

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		00	0.00	0.00	0.38	AC		1.00	1.00	0.60	10,300.00	6,180.00	2,348							

REVIEW DATE 09/09/2015 BY DF Total Acres: 0.38 Total Land Value: 2,348 Market: 0 Agricultural: 0 Common: 2,348 PRINTED 11/17/2026 BY SYS