(ADVERSE POSSESSION CLAIMENT 202
LOT 34 BAYA SURVEY.
297-406, 798-279, 799-1441, 802-

SHAW VANN/REYNOLDS CORA L
425 NE BUDDY AVE
LAKE CITY, FL 32055

2027

28-3S-17-05695-000

BUILDING CHARACTERISTICS

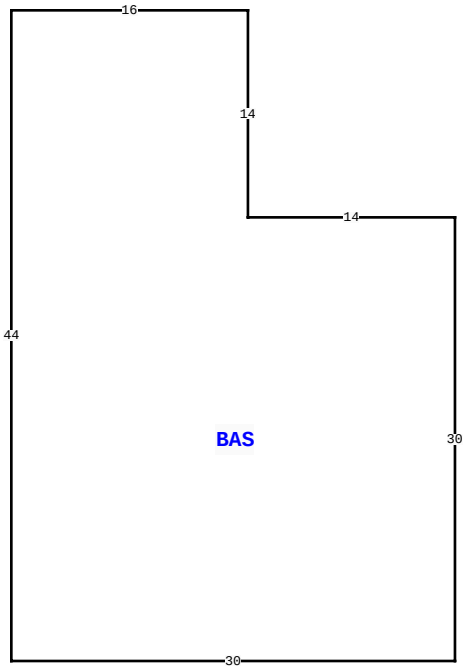
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,124	100		1,124	27,157
TOTALS	1,124			1,124	27,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,124	39.9330	43.93	49,377	1925	1925	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1124 HX Base Yr



1566 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	27,157
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	7,725
TOTAL MARKET VALUE	35,782
SOH/AGL Deduction	0
ASSESSED VALUE	35,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,782
TOTAL JUST VALUE	35,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N14 W16 S44 E30 N30$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 900

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	0			0.00	0.00	30,900.00	SF		1.00	1.00	0.50	0.50	0.25	7,725							

REVIEW DATE 09/18/2015 BY DF Total Acres: 0.71 Total Land Value: 7,725 Market: 0 Agricultural: 0 Common: 7,725 PRINTED 11/17/2026 BY SYS