

LOT 52 BAYA SURVEY.
 CT ORB 955-1212,970-1280,
 TD 1211-47, QC 1217-884

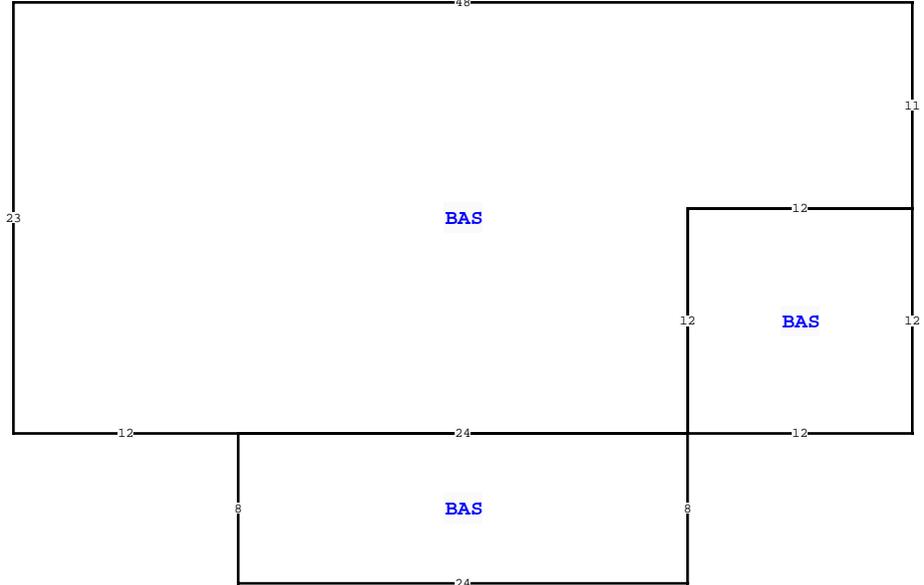
GAINES ROBERT L
 120 NE CLERMONT WAY
 LAKE CITY, FL 32055

2026

28-3S-17-05713-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floor	02	MIN PLYWD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architactual	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
BAS	144	100	
BAS	192	100	
BAS	960	100	
TOTALS	1,296		1,296

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2013		74,792	1950	1950	10	0	35.00	55.00
				Heated Area: 1296			HX Base Yr 2013				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			41,136
TOTAL MARKET OB/XF VALUE			1,800
TOTAL LAND VALUE - MARKET			3,975
TOTAL MARKET VALUE			46,911
SOH/AGL Deduction			16,143
ASSESSED VALUE			30,768
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			5,768
TOTAL JUST VALUE			46,911
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			46,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9948	REMODEL	110	07/12/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/0884	5/17/2011	QC	U	I	11	4,500
GRANTOR: ALUMNI PARTNERS II LL						
GRANTEE: ROBERT L GAINES						
1211/0047	3/09/2011	TD	U	I	11	4,500
GRANTOR: CLERK OF COURT						
GRANTEE: ALUMNI PARTNERS II						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S23 E12 BAS= S8 E24 N8 W24\$ E24 BAS= E12 N12 W12 S12\$ N12 E12 N11\$.	

L N	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	0	0	0	0.00	0.00	100	1993	1993	3	100	400	
2	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	2012	2012	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	0	0	0.00	0.00	100	2012	2012	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	0	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION		TOTAL OB/XF														1,800								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	10,600.00	SF		1.00	1.00	0.75	0.50	0.38	3,975							