

LOT 1 BLOCK 3 CAROLYN HEIGHTS S/  
413-148, 416-280, 432-578

HENDERSON GUSSIE A  
1916 NE BASCOM NORRIS DR  
LAKE CITY, FL 32055

**2026**

28-3S-17-05730-000  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	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	07
NEIGHBORHOOD/LOC	28317.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	210	100	
BAS	988	100	
UST	50	45	
TOTALS	1,248		

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% - 0									
Heated Area: 1198 HX Base Yr											
TOTALS	1,248		1,220	82,318							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			82,318
TOTAL MARKET OB/XF VALUE			2,670
TOTAL LAND VALUE - MARKET			10,500
TOTAL MARKET VALUE			95,488
SOH/AGL Deduction			39,275
ASSESSED VALUE			56,213
TOTAL EXEMPTION VALUE	HX HB SX		56,213
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			95,488
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28432	MAINT/ALTR	35	03/19/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0413/0148	9/01/1978	03	Q	I		19,500

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W38 S26 E38 BAS= E10 N21 W10 S21\$ N21 UST= E10 N5 W10 S5\$ N5\$.	

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	0166	CONC, PAVMT	0	100	0	0	0	0	0.00	100	0	0	3	100	70	
2	0180	FPLC 1STRY	0	100	0	0	0	0	2,000.00	100	1993	1993	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2015	2015	3	100	600	
TOTAL OB/XF 2,670																

LAND DESCRIPTION		TOTAL OB/XF																						
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	1.00	LT		1.00	1.00	1.25	8,400.00	10,500.00	10,500							