LOT 11 BLOCK 3 CAROLYN HEIGHTS S

422-645, 792-2206, 795-2118, 852

GRIFFIN JOYCE MCCLOUDE
463 NW BAUGHN ST
LAKE CITY, FL 32055

2026

28-3S-17-05738-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

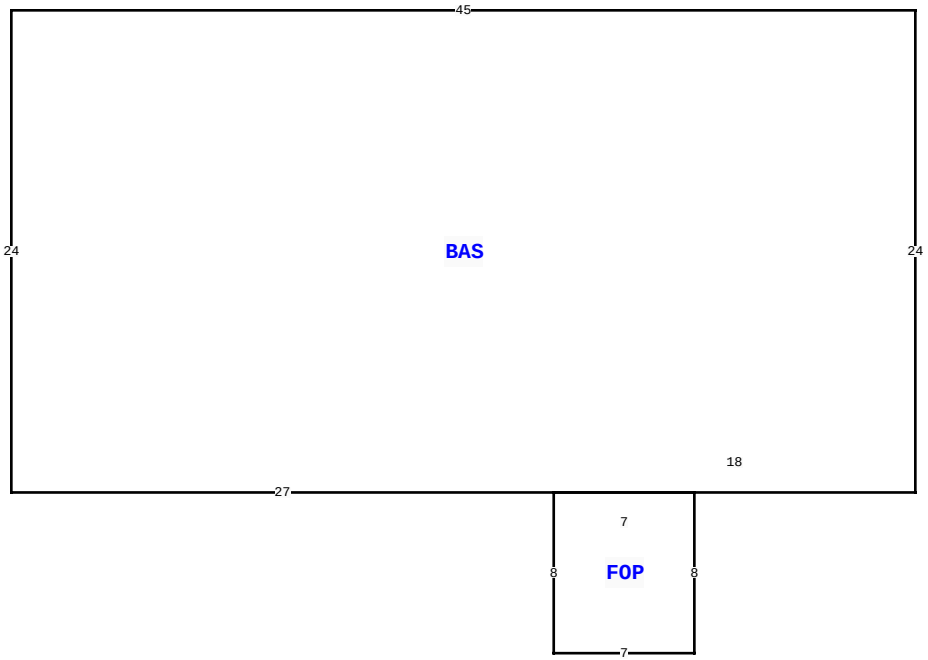
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	65,482
FOP	56	30		17	1,031
TOTALS	1,136			1,097	66,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,097	98.4300	110.24	120,933	1972	1972	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1080 HX Base Yr



150 NE DERBY TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	66,513
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	75,813
SOH/AGL Deduction	0
ASSESSED VALUE	75,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,813
TOTAL JUST VALUE	75,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,813

SALE:3:1: CERTIFICATE OF TITLEYN HEIGHTS-CERTIFIAC

SALE:2:1: LOT 11 BLK 3 CAROLYN HEIGHTS

SALE:1:1: LOT 11 BLK 3 CAROLYN HEIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1190/0167	2/10/2010	WD	U	I	34	28,000
GRANTOR: CLARENCE H ROSSIN						
GRANTEE: JOYCE MCCLOUDE GRIF						
0852/2201	2/03/1998	AG	Q	I		28,000
GRANTOR: ROSSIN						
GRANTEE: GRIFFIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S24 E27 FOP= S8 E7 N8 W7$ E18 N24$.

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	1994	1994	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

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	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 09/17/2015 BY DF Total Acres: 0.21 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 06/08/2026 BY SYS