LOT 7 BLOCK 4 CAROLYN HEIGHTS S/
WD 1041-1615, WD 1136-84, WD 113

MORIN GUY E II
236 NE ALPHA TER
LAKE CITY, FL 32055

2027

28-3S-17-05757-000

BUILDING CHARACTERISTICS

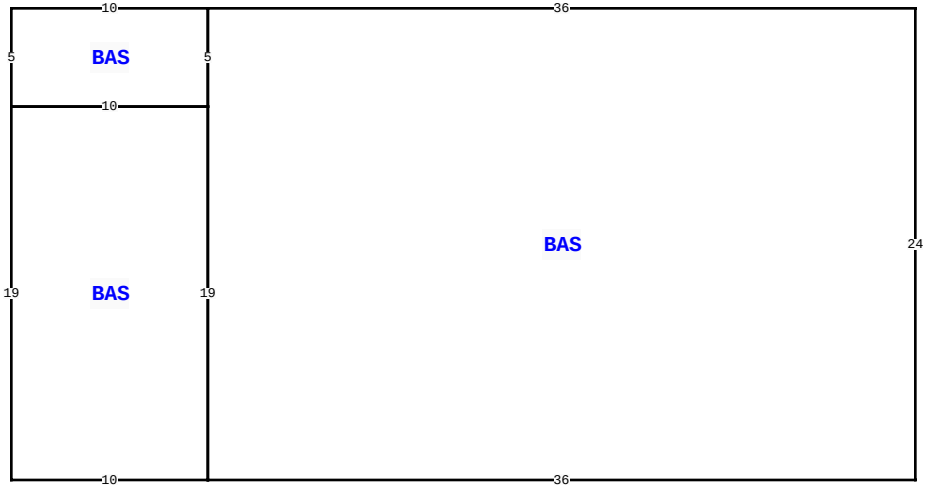
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	50	100		50	5,934
BAS	190	100		190	22,550
BAS	864	100		864	102,539
TOTALS	1,104			1,104	131,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,104	134.8644	148.35	163,778	1965	2015	10	0	0	10.00	80.00

1 SINGLE FAM 100% - 2023 Heated Area: 1104 HX Base Yr 2023



236 NE ALPHA TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,022
TOTAL MARKET OB/XF VALUE		1,044
TOTAL LAND VALUE - MARKET		8,400
TOTAL MARKET VALUE		140,466
SOH/AGL Deduction		0
ASSESSED VALUE		140,466
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,055
TOTAL JUST VALUE		140,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050794	Electrical Servic	0	09/11/2024
27574	REMODEL	0	01/15/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/704	2/22/2022	WD	Q	I	01	150,000
GRANTOR: BRICHE PROPERTIES LLC						
GRANTEE: MORIN GUY E II						
1167/2296	2/19/2009	WD	U	I	11	100
GRANTOR: BOYETTE						
GRANTEE: BRICHE PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S5 S19 E36 N24 $
BAS=[ORIG=-36,5] W10 S19 E10 N19 $
BAS=[ORIG=-36,0] W10 S5 E10 N5 $
.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	375.00	UT	2.25	2.25	100	2009	2009	3	100	844	

LAND DESCRIPTION

TOTAL OB/XF 1,044

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 03/25/2026 BY robin Total Acres: 0.21 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/17/2026 BY SYS