LOTS 20 & 21 BLOCK 4 CAROLYN HEI
534-72, WD 1058-2330, QC 1209-10

GEORGE LAVELL
123 NE CURT CT
LAKE CITY, FL 32055

2027

28-3S-17-05767-000

BUILDING CHARACTERISTICS

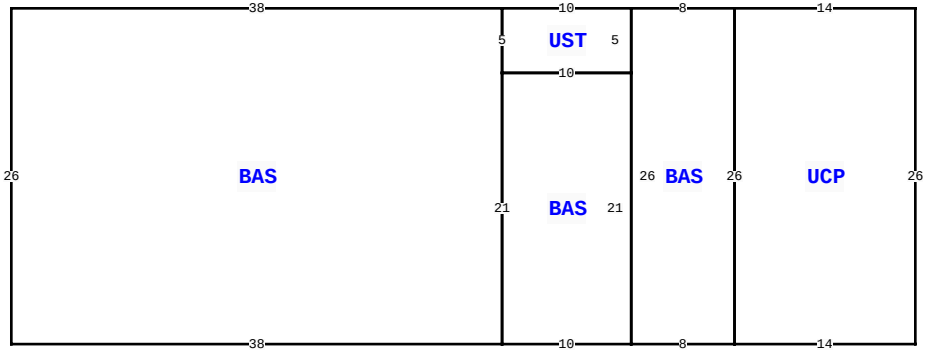
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	208	100		208	11,462
BAS	210	100		210	11,572
BAS	988	100		988	54,443
UCP	364	20		73	4,023
UST	50	45		22	1,212
TOTALS	1,820			1,501	82,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,501	91.0800	100.19	150,385	1965	1965	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2020 Heated Area: 1406 HX Base Yr 2020



123 NE CURT CT, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	50	1993	1993	3	50	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		82,712
TOTAL MARKET OB/XF VALUE		2,550
TOTAL LAND VALUE - MARKET		15,120
TOTAL MARKET VALUE		100,382
SOH/AGL Deduction		21,107
ASSESSED VALUE		79,275
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,864
TOTAL JUST VALUE		100,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/2490	4/25/2018	WD	U	I	12	43,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: LAVELL GEORGE						
1352/0125	1/10/2018	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S26 E38 BAS= E10 BAS= E8 UCP= E14 N26 W14 S26$ N26 W8 S26$ N21 W10 S21$ N21UST= E10 N5 W10 S5$ N5$.

LAND DESCRIPTION

TOTAL OB/XF 2,550

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	2.00	LT		1.00	1.00	0.90	8,400.00	7,560.00	15,120							

REVIEW DATE 09/17/2015 BY RP Total Acres: 0.33 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 11/17/2026 BY SYS