LOTS 5 & 6 BLOCK 12 CAROLYN HEIG
636-186, 772-1450, WD 1141-2731,

DENSON TRIVENNIE/DENSON KEITH
494 NE GRANGER MILL AVE
LAKE CITY, FL 32055

**2027**

**28-3S-17-05794-000**

## BUILDING CHARACTERISTICS

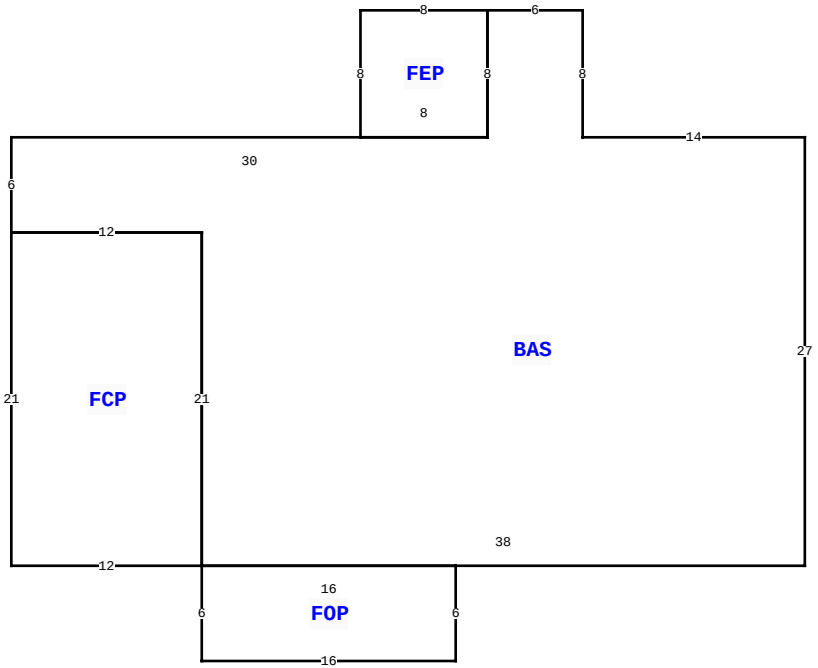
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 1,146 | 100 | | 1,146 | 79,594 |
| FCP | 252 | 25 | | 63 | 4,376 |
| FEP | 64 | 80 | | 51 | 3,542 |
| FOP | 96 | 30 | | 29 | 2,014 |
| TOTALS | 1,558 | | | 1,289 | 89,526 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,289 | 114.8000 | 126.28 | 162,775 | 1970 | 1970 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1146 HX Base Yr




494 NE GRANGER MILL AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 89,526 |
| TOTAL MARKET OB/XF VALUE | 4,100 |
| TOTAL LAND VALUE - MARKET | 15,120 |
| TOTAL MARKET VALUE | 108,746 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 108,746 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 108,746 |
| TOTAL JUST VALUE | 108,746 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 110,377 |

SALE:2:1: 1/2 INT CONVEYED

SALE:1:1: LOTS 5 & 6 BLK 12 CAROLYN HEIGHTS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1363/2678 | 7/05/2018 | WD | U | I | 30 | 100 |
| GRANTOR: ELVERT M SR & ODESSA | | | | | | |
| GRANTEE: TRIEVENNIE DENSON & | | | | | | |
| 1141/2731 | 1/04/2008 | WD | Q | I | 01 | 100 |
| GRANTOR: JESSE DENSON | | | | | | |
| GRANTEE: ODESSA DENSON JONES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 N8 W6 FEP= W8 S8 E8N8$ S8 W30 S6 FCP= S21 E12 N21 W12$ E12 S21 FOP= S6 E16 N6 W16$ E38 N27$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 2 | 0130 | CLFENCE 5 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,000 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 20 | 240.00 | UT | 7.50 | 7.50 | 75 | 1993 | 1993 | 3 | 75 | 1,350 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 100 | |
| 5 | 0060 | CARPORT F | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,100

| 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 | | 00 | 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 DF Total Acres: 0.38 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 11/17/2026 BY SYS