LOT 1 BLOCK 13 CAROLYN HEIGHTS S
PB 1170-166, PB 1189-1335,

SHEPPARD SARAH R/RIVERS KATRINA L
3103 S FULMER CIRCLE
TALLAHASSEE, FL 32303

2027

28-3S-17-05798-000

BUILDING CHARACTERISTICS

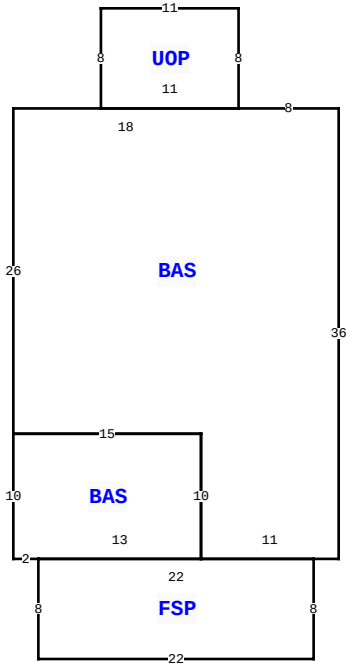
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	150	100		150	5,606
BAS	786	100		786	29,375
FSP	176	40		70	2,616
UOP	88	20		18	673
TOTALS	1,200			1,024	38,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,024	61.7760	67.95	69,581	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 936 HX Base Yr



470 NE GRANGER MILL AVE, 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	38,270
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	46,670
SOH/AGL Deduction	0
ASSESSED VALUE	46,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,670
TOTAL JUST VALUE	46,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1189/1340	2/18/2010	PB	U	I	11	0

GRANTOR: CLERK OF COURT (JIM R

GRANTEE: SARAH R SHEPPARD &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N8 W11 S8 E11$ W18 S26 BAS= S10 E2 FSP= S8 E22 N8 W22$ E13 N10 W15$ E15 S10 E11 N36$.

LAND DESCRIPTION

TOTAL OB/XF 0

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 RP Total Acres: 0.21 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/17/2026 BY SYS