LOT 12 BLOCK 14 CAROLYN HEIGHTS

870-2202, QC 1099-1394, DC 1170-

NGUYEN HAI/NGUYEN THI
166 NW WYOMING WAY
LAKE CITY, FL 32055

2027

28-3S-17-05813-000

BUILDING CHARACTERISTICS

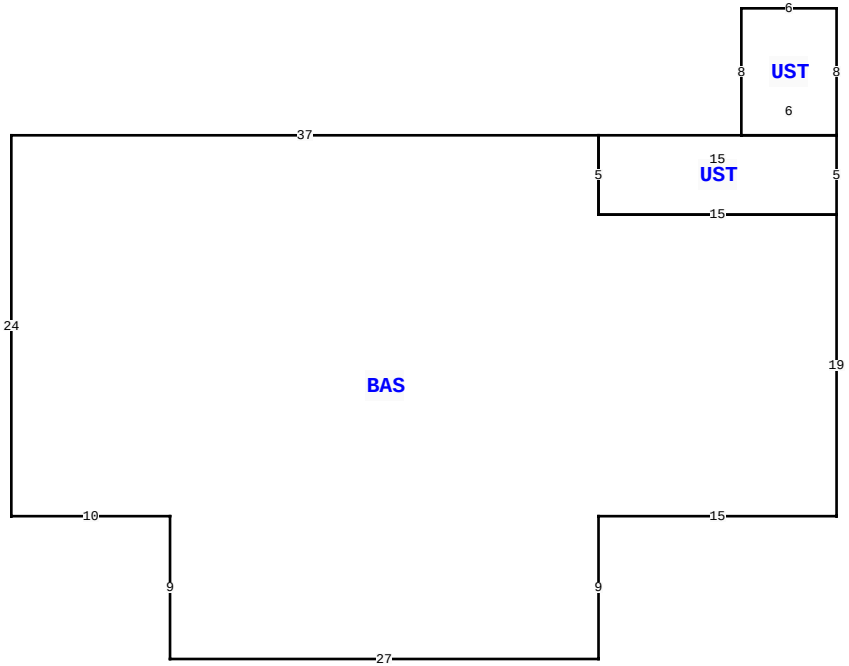
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,416	100		1,416	90,325
UST	48	45		22	1,404
UST	75	45		34	2,169
TOTALS	1,539			1,472	93,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,472	105.4350	115.98	170,723	1965	1965	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2023 Heated Area: 1416 HX Base Yr



239 NE ROSE TER, 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	93,898
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	103,798
SOH/AGL Deduction	0
ASSESSED VALUE	103,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,798
TOTAL JUST VALUE	103,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048670	Roof Replacement	11,000	11/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/62	2/03/2022	WD	U	I	12	85,000
GRANTOR: U.S. BANK NATIONAL AS						
GRANTEE: NGUYEN HAI						
1452/2509	11/17/2021	CT	U	I	18	0
GRANTOR: EDWARDS LORETHA						
GRANTEE: U.S. BANK NATIONAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S24 E10 S9 E27 N9 E15 N19 UST= N5 UST= N8 W6 S8 E6$ W15 S5 E15$ W15 N5$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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

REVIEW DATE 01/04/2024 BY JS Total Acres: 0.26 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/17/2026 BY SYS