N DIV: BEG 100 FT E OF INTERS OF & N R/W OF GS&F R RUN N 210 FT, S 210 FT W 90 FT TO POB. A PART

ADAMS FREDERICK
6551 SW CR 242
LAKE CITY, FL 32024

**2027**

**28-3S-17-11931-000**

## BUILDING CHARACTERISTICS

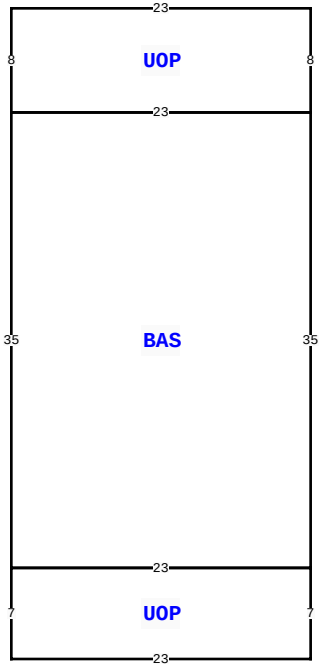
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 830317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 805 | 100 | | 805 | 10,775 |
| UOP | 161 | 20 | | 32 | 428 |
| UOP | 184 | 20 | | 37 | 495 |
| TOTALS | 1,150 | | | 874 | 11,698 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 874 | 48.6720 | 53.54 | 46,794 | 1925 | 1925 | 10 | 0 | 30 | 35.00 | 25.00 |

1 SINGLE FAM 0% - 0 Heated Area: 805 HX Base Yr




883 NE ANNIE MATTOX ST, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 11,698 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 2,712 |
| TOTAL MARKET VALUE | 14,410 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 14,410 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 14,410 |
| TOTAL JUST VALUE | 14,410 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 14,622 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046986 | Roof Replacement | 1,500 | 04/18/2023 |
| 669 | MAINT/ALTR | 0 | 07/29/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1556/2160 | 12/17/2025 | LE | U | I | 14 | 100 |
| GRANTOR: ADAMS FREDERICK | | | | | | |
| GRANTEE: ADAMS FREDERICK (EN | | | | | | |
| 1151/2160 | 5/30/2008 | WD | Q | I | 01 | 100 |
| GRANTOR: ALBERT S GRIFFIN | | | | | | |
| GRANTEE: FREDERICK ADAMS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP= N8 W23 S8 E23$ BAS= W23S35 UOP= S7 E23 N7 W23$ E23 N35$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## 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 | 21,700.00 | SF | | 1.00 | 1.00 | 0.25 | 0.50 | 0.13 | 2,712 | | | | | | | |

REVIEW DATE 05/22/2023 BY jerry Total Acres: 0.50 Total Land Value: 2,712 Market: 0 Agricultural: 0 Common: 2,712 PRINTED 11/17/2026 BY SYS