N DIV: W1/2 OF LOT 8 TOM PAGE SU

814-1945, 911-1420, 946-690, LE

Y & H INVESTMENTS LLC
28415 SW 101ST AVE
NEWBERRY, FL 32669

2027

28-3S-17-11938-000

BUILDING CHARACTERISTICS

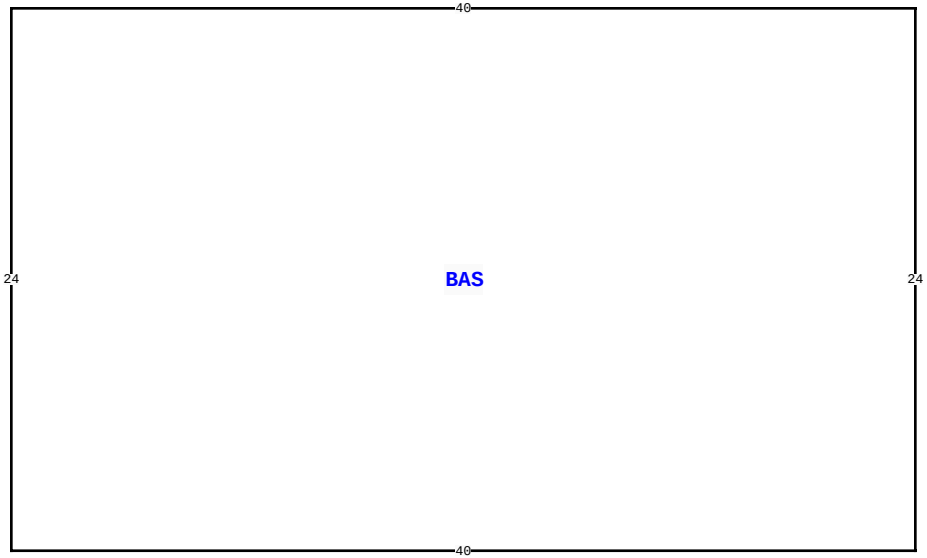
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	01	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	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	85,794
TOTALS	960			960	85,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	960	116.0640	127.67	122,563	2009	2009	10	0	0	20.00	70.00

1 SINGLE FAM 0% - 2025 Heated Area: 960 HX Base Yr



961 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	85,794
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,450
TOTAL MARKET VALUE	88,244
SOH/AGL Deduction	0
ASSESSED VALUE	88,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,244
TOTAL JUST VALUE	88,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
245	MAINT/ALTR	0	03/09/2016
1354	SFR	0	08/05/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/250	4/12/2024	WD	U	I	37	40,000
GRANTOR: POWELL ANNETTE M						
GRANTEE: Y & H INVESTMENTS L						
1455/561	12/15/2021	LE	U	I	14	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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	19,600.00	SF		1.00	1.00	0.25	0.50	0.13	2,450							

REVIEW DATE 12/19/2016 BY HC Total Acres: 0.45 Total Land Value: 2,450 Market: 0 Agricultural: 0 Common: 2,450 PRINTED 11/17/2026 BY SYS