

BEG AT NW COR OF SW1/4 OF NE
1/4, RUN N 305.52 FT, E 30 FT,
S 331.09 FT, E 638.66 FT, CONT

NORRIS FREDERICK W & DEBRA A/NORRIS DEBRA A
P O BOX 2202
LAKE CITY, FL 32056

2026

28-4S-16-03231-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	28416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,318	100	
FOP	136	30	
FOP	682	30	
FST	153	55	
TOTALS	3,289		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	SINGLE FAM	100%	- 2007									Heated Area: 2318													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/26/2023</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/26/2023		MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				286,149		
TOTAL MARKET OB/XF VALUE				33,580		
TOTAL LAND VALUE - MARKET				188,025		
TOTAL MARKET VALUE				359,599		
SOH/AGL Deduction				109,564		
ASSESSED VALUE				250,035		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				198,624		
TOTAL JUST VALUE				507,754		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				511,286		
PRMT:1:1: GONZALEZ						
PERMIT NUM						
DESCRIPTION		AMT	ISSUED			
000053848	Roof Replacement	19,800	08/15/2025			
000050206	Storage Building	30,000	06/25/2024			
23441	SFR	634	08/02/2005			
12595	M H	125	06/02/1997			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1045/2299	5/10/2005	WD Q	V	01		51,000
GRANTOR: RALPH NORRIS						
GRANTEE: FREDERICK NORRIS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W71 FOP= W4 S40 E62 N9 W58 N31\$ S31 E58 S9 E13 N40 \$ PTR= N30 FOP= N8 FST= N9 W17 S9 E17\$ W17 S8 E17\$ S30\$.						

EXTRA FEATURES																	
L N	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	0080	DECKING	0	100	0	0			312.00	UT	2.50				3	100	780
2	0252	LEAN-TO W/	0	100	0	0			1.00	UT	0.00				3	100	200
3	0021	BARN,FR AE	0	100	0	0			1.00	UT	0.00				3	100	800
4	0166	CONC,PAVMT	0	100	0	0			1.00	UT	1,500.00				100	100	1,500
5	0030	BARN,MT	0	100	40	40			1,600.00	UT	18.00				100	100	28,800
6	0166	CONC,PAVMT	0	100	0	0			1.00	UT	1,500.00				100	100	1,500
TOTAL OB/XF														33,580			

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		A-1	0.00	0.00	4.07	AC		1.00	1.00	1.00	7,500.00	7,500.00	30,525							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	21.00	AC		1.00	1.00	1.00	445.00	445.00	9,345							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	21.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	157,500							