

COMM NW COR, RUN S 76.28 FT TO S
E ALONG R/W 911.82 FT FOR POB, C
FT, S 617.14 FT, W 424.56 FT, N

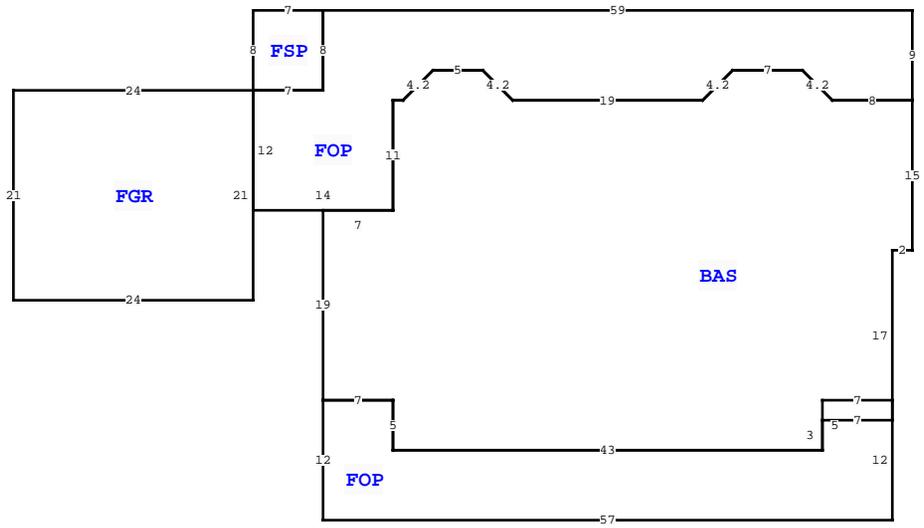
SANDAGE ALBERT J/SANDAGE DONNA C
200 SW SOUNDLESS COURT
LAKE CITY, FL 32024

2026

28-4S-16-03234-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame		N/A	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	01
NEIGHBORHOOD/LOC	28416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,946	100	
FGR	504	55	
FOP	469	30	
FOP	638	30	
FSP	56	40	
TOTALS	3,613		

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%	- 1998								
Heated Area: 1946 HX Base Yr 1998											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	208,476			
TOTAL MARKET OB/XF VALUE	21,257			
TOTAL LAND VALUE - MARKET	74,900			
TOTAL MARKET VALUE	304,633			
SOH/AGL Deduction	103,536			
ASSESSED VALUE	201,097			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	149,686			
TOTAL JUST VALUE	304,633			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	297,414			
SALE:1:1: 6.0 AC PRCL				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041886	Roof Replacement	24,723	05/11/2021
19982	POOL	130	09/23/2002
12530	SFR	315	05/20/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0904/2211	6/17/2000	WD	Q	V	03	7,000
GRANTOR: SHANNON & RECHIELLE D						
GRANTEE: JAMES A & DONNA SAN						
0830/0682	10/30/1996	WD	Q	V		25,000
GRANTOR: NORRIS						
GRANTEE: SANDAGE						

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	0166	CONC, PAVMT	0	100	7	18	UT	1.50	1.50	100	1997	1997	3	100	189	
2	0280	POOL R/CON	0	100	16	32	UT	70.00	70.00	100	2002	2002	3	40	14,336	
3	0166	CONC, PAVMT	0	100	72	3	UT	2.00	2.00	100	1997	1997	3	100	432	
4	0296	SHED METAL	0	100	10	12	UT	5.00	5.00	100	1997	1997	3	100	600	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	2,600	
7	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,500	
8	0262	PRCH, FOP	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,000	

TOTAL OB/XF												21,257												
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	6.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	60,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.49	AC		1.00	1.00	1.00	10,000.00	10,000.00	14,900							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= N15 FOP= N9 W59 FSP= W7 S8 E7 N8\$ S8 W7 FGR= W24 S21 E24 N21\$ S12 E14 N11 E1 U3 R3 E5 R3 D3 E19 U3 R3 E7 R3 D3 E8\$ W8 U3 L3 W7 L3 D3 W19 U3 L3 W5 L3 D3 W1 S11 W7 S19 FOP= S12 E57 N12 W7 S5 W43 N5 W7\$ E7 S5 E43N3 E7 N17 E2\$.											