

COMM SE COR OF SEC, N 2.50 FT TO SW BEDENBAUG LN FOR POB, CONT N 907.14 FT, CONT E 396.22 FT TO W

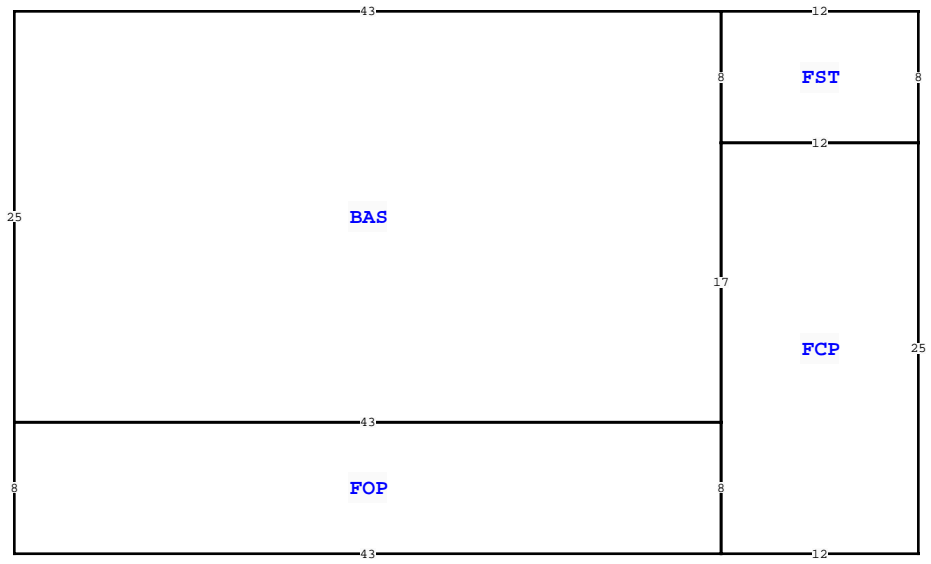
FORTY SEVEN PROPERTIES
796 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

28-4S-17-08835-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,075	100	
FCP	300	25	
FOP	344	30	
FST	96	55	
TOTALS	1,815		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,306	105.8000	118.50	154,761	1997	1997	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1075 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		100,595	
TOTAL MARKET OB/XF VALUE		9,000	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		133,595	
SOH/AGL Deduction		0	
ASSESSED VALUE		133,595	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		133,595	
TOTAL JUST VALUE		133,595	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		134,029	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0911	8/24/2017	WD Q	Q	I	01	100,000
GRANTOR: BRUCE C & WANDA G FUL						
GRANTEE: FORTY SEVEN PROPERT						
1227/2252	1/05/2012	FJ U	U	I	18	0
GRANTOR: CLERK OF COURT (PHYLL						
GRANTEE: BRUCE C & WANDA G F						

EXTRA FEATURES		818 SW WENDY TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0021	BARN, FR AE	0.00
2	0294	SHED WOOD/	0.00
3	9945	Well/Sept	7,000.00
4	0294	SHED WOOD/	0.00
5	0294	SHED WOOD/	0.00
6	0031	BARN, MT AE	0.00
7	0285	SALVAGE	0.00
8	0294	SHED WOOD/	0.00
9	0070	CARPORT UF	0.00

TOTAL OB/XF												9,000				
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	0021	BARN, FR AE	0	0	25	14	1.00	UT	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	0	17	17	1.00	UT	0.00	100	0	0	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	11	16	1.00	UT	0.00	100	0	0	3	100	100	
5	0294	SHED WOOD/	0	0	12	20	1.00	UT	0.00	100	0	0	3	100	100	
6	0031	BARN, MT AE	0	0	13	24	1.00	UT	0.00	100	0	0	3	100	100	
7	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	1,000	
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	100	1997	1997	3	100	400	
9	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	100	2017	2017	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W43 S25 FOP= S8 E43 N8 W43\$ E43 FCP= S8 E12 N25 W12 S17\$ N17 FST= E12 N8 W12 S8\$ N8\$.	

LAND DESCRIPTION		TOTAL OB/XF																		9,000				
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	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000							