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

2027

28-4S-17-08835-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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	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 02

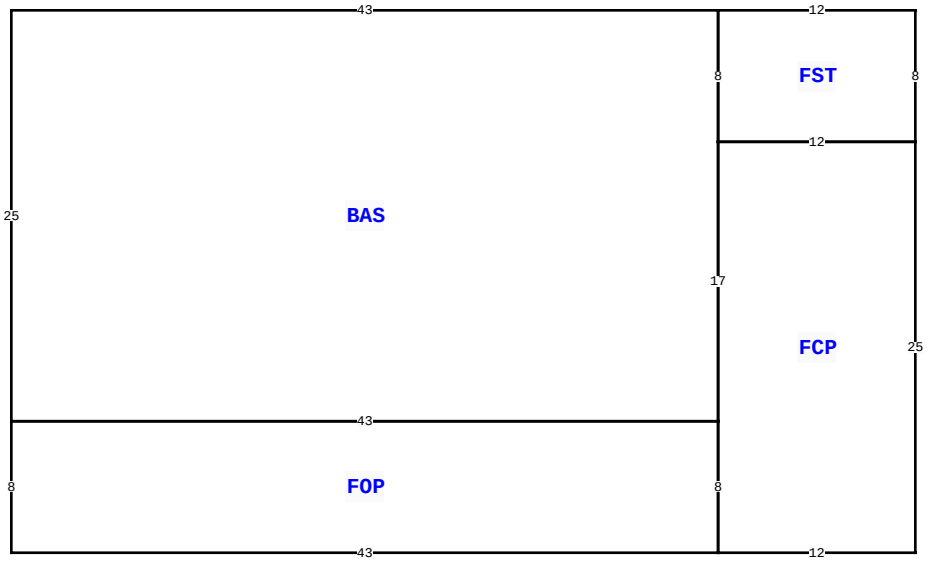
NEIGHBORHOOD/LOC 28417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100		1,075	81,321
FCP	300	25		75	5,674
FOP	344	30		103	7,792
FST	96	55		53	4,009
TOTALS	1,815			1,306	98,795

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	116.38	151,992	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1075 HX Base Yr



818 SW WENDY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	98,795
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	131,795
SOH/AGL Deduction	0
ASSESSED VALUE	131,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,795
TOTAL JUST VALUE	131,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,595

SALE:52:1: ADDING FULWOODS TO DEED

SALE:26:1: ADDING FULWOODS TO DEED

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	I	01	100,000
GRANTOR: BRUCE C & WANDA G FUL						
GRANTEE: FORTY SEVEN PROPERT						
1227/2252	1/05/2012	FJ	U	I	18	0
GRANTOR: CLERK OF COURT (PHYLL						
GRANTEE: BRUCE C & WANDA G F						

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

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		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000							

REVIEW DATE 06/28/2017 BY DF Total Acres: 1.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS