SE1/4 OF SE1/4, EX 1.50 AC IN SW
208.9 FT E & W BY 313.40 FT N &
DESC ORB 1306-1370 & EX 12.83 AC

NORRIS CHRISTINE
252 NW KING CT
LAKE CITY, FL 32055

2027

29-1S-17-04599-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 03

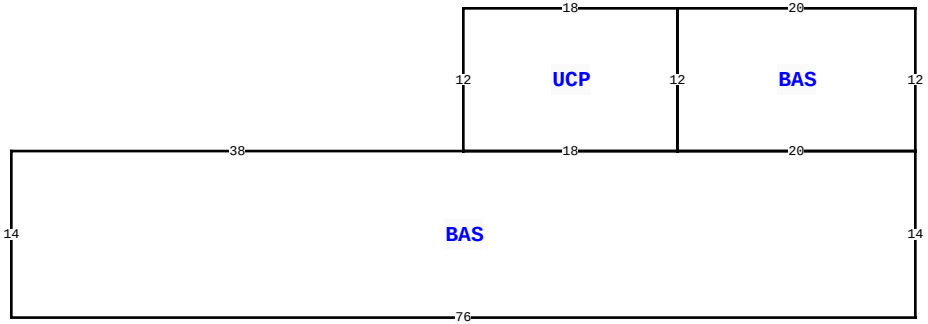
NEIGHBORHOOD/LOC 29117.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	4,764
BAS	1,064	100		1,064	21,122
UCP	216	20		43	854
TOTALS	1,520			1,347	26,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,347	82.7100	49.63	66,852	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1304 HX Base Yr 2021



169 NW KING CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/18/2026 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	0252	LEAN-TO W/	0	100	24	12	288.00	UT	1.50	1.50	60	2010	2010	3	60	259	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,567
TOTAL MARKET OB/XF VALUE		14,859
TOTAL LAND VALUE - MARKET		146,520
TOTAL MARKET VALUE		153,019
SOH/AGL Deduction		57,045
ASSESSED VALUE		95,974
TOTAL EXEMPTION VALUE	HX HB WX	47,664
BASE TAXABLE VALUE		48,310
TOTAL JUST VALUE		282,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40749	M H	0	10/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1296	5/31/2022	LE	U	I	14	100
GRANTOR: NORRIS CHRISTINE (ENH						
GRANTEE: GIBSON EDWARD AND C						
1449/121	10/04/2021	LE	U	I	14	100
GRANTOR: NORRIS CHRISTINE						
GRANTEE: NORRIS CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S14 E76 N14 BAS= N12 W20 S12 E20$ W20 UCP= N12 W18 S12 E18$ W18 $.

LAND DESCRIPTION

TOTAL OB/XF 14,859

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	24.64	AC		1.00	1.00	1.00	227.00	227.00	5,593							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.64	AC		1.00	1.00	1.00	5,500.00	5,500.00	135,520							
4	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 11/03/2020 BY JB Total Acres: 26.64 Total Land Value: 16,593 Market: 135,520 Agricultural: 5,593 Common: 11,000 PRINTED 11/17/2026 BY SYS

SE1/4 OF SE1/4, EX 1.50 AC IN SW
208.9 FT E & W BY 313.40 FT N &
DESC ORB 1306-1370 & EX 12.83 AC

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BUILDING CHARACTERISTICS

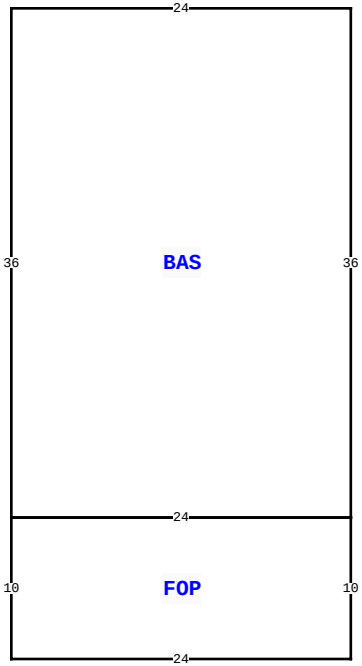
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	29117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	86,424
FOP	240	35		84	8,402
TOTALS	1,104			948	94,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	948	114.5000	109.92	104,204	2020	2020	0	0	0	9.00	91.00

2 MANUF 2 100% - 2021 Heated Area: 864 HX Base Yr 2021



169 NW KING CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTEE: GIBSON EDWARD AND C						
1449/121	10/04/2021	LE	U	I	14	100
GRANTOR: NORRIS CHRISTINE						
GRANTEE: NORRIS CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S36 FOP= S10 E24 N10 W24$ E24 N36$.

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

REVIEW DATE 11/03/2020 BY JB Total Acres: 26.64 Total Land Value: 16,593 Market: 135,520 Agricultural: 5,593 Common: 11,000 PRINTED 11/17/2026 BY SYS