LOT 9 SUNSET MEADOWS.

WD 1127-1672, WD 1135-722, WD 14

HARRIS EUGENIA STEWART
114 NW GERANIUM CT
LAKE CITY, FL 32055

2027

30-3S-17-05842-109

BUILDING CHARACTERISTICS

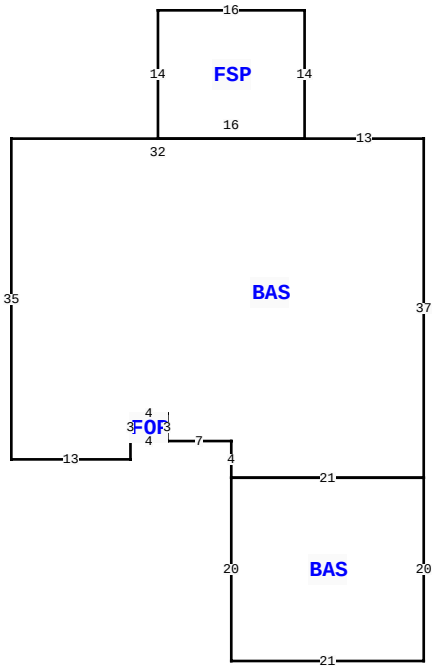
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	47,950
BAS	1,583	100		1,583	180,726
FOP	12	30		4	457
FSP	224	40		90	10,275
TOTALS	2,239			2,097	239,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	125.0480	137.55	288,442	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2022 Heated Area: 2003 HX Base Yr 2022



114 NW GERANIUM CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,975.00	UT	3.00	3.00	100	2008	2008	3	100	5,925	
3	0258	PATIO	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		239,407
TOTAL MARKET OB/XF VALUE		8,425
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		270,332
SOH/AGL Deduction		14,678
ASSESSED VALUE		255,654
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		204,243
TOTAL JUST VALUE		270,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26720	SFR	682	02/06/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1236	12/22/2021	WD	Q	I	01	220,000
GRANTOR: ROCK CONTRACTORS INC						
GRANTEE: HARRIS EUGENIA STEW						
1135/0722	10/22/2007	WD	Q	V	01	100
GRANTOR: 121 PROPERTIES LLC						
GRANTEE: ROCK CONTRACTORS IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 W32 S35 E13 N2 N3 E4 S3 E7 S4 E21 N37 $
BAS=[ORIG=-21,37] S20 E21 N20 W21 $
FSP=[ORIG=-13,0] N14 W16 S14 E16 $
FOP=[ORIG=-32,33] E4 N3 W4 S3 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,425

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 01/03/2022 BY CP Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS