

COMM SE COR OF SEC, RUN N ALONG
413.50 FT, W 48.07 FT TO POB, CO
N 193.80 FT, E 449.54 FT, S 193

COLUNGA AMANDA
213 SW FAMILY CT
LAKE CITY, FL 32025

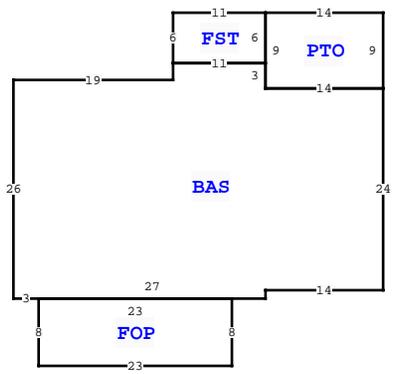
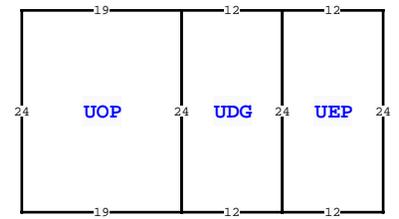
2026

30-4S-17-08913-003



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	70		
Exterior Wall	12	CEDAR	30		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	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		01	
NEIGHBORHOOD/LOC	30417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100		1,138	99,002
FOP	184	30		55	4,785
FST	66	55		36	3,132
PTO	126	5		6	522
UDG	288	55		158	13,746
UEP	288	60		173	15,050
UOP	456	20		91	7,916
TOTALS	2,546			1,657	144,152

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,657	117.4040	133.84	221,773	1983	1983		0	0	35.00	65.00
1 SINGLE FAM 100% - 1998 Heated Area: 1138 HX Base Yr 1998												



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				144,152		
TOTAL MARKET OB/XF VALUE				2,150		
TOTAL LAND VALUE - MARKET				40,000		
TOTAL MARKET VALUE				186,302		
SOH/AGL Deduction				95,548		
ASSESSED VALUE				90,754		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				39,343		
TOTAL JUST VALUE				186,302		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				179,771		
LAND:1:1: POOR ACCESS						
PERMIT NUM						
DESCRIPTION						
AMT						
ISSUED						
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0845/0717	9/05/1997	WD	Q	I		62,500
GRANTOR: HUNTER						
GRANTEE: COLUNGA						
0811/0202	9/15/1995	WD	Q	I		56,500
GRANTOR: WOLBUR & JEANNIE BROW						
GRANTEE: GEORGE & TOBY HUNTE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W14 N3 FST= N6 W11 S6 E11\$ W11 S2 W19 S26 E3 FOP= S8 E23 N8 W23\$ E27 N1 E14 N24\$ PTO= N9 W14 S9 E14 \$ PTR=N20 UEP= N24 W12 UDG= W12 S24 UOP= W19 N24 E19 S24\$E12 N24\$ S24 E12\$ S20\$.						

EXTRA FEATURES															213 SW FAMILY CT, LAKE CITY		
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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	2.00	UT	100.00	100.00	100	0	0	3	100	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	

LAND DESCRIPTION															TOTAL OB/XF										2,150
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	2.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,000								