THE S 20 AC OF THE FOLLOWING:
COMM NW COR, RUN E 330 FT FOR
POB, CONT E 662.30 FT, S

DOUGHERTY STEPHANIE
101 SW CHIVES TER
LAKE CITY, FL 32024

2027

30-5S-17-09455-001

BUILDING CHARACTERISTICS

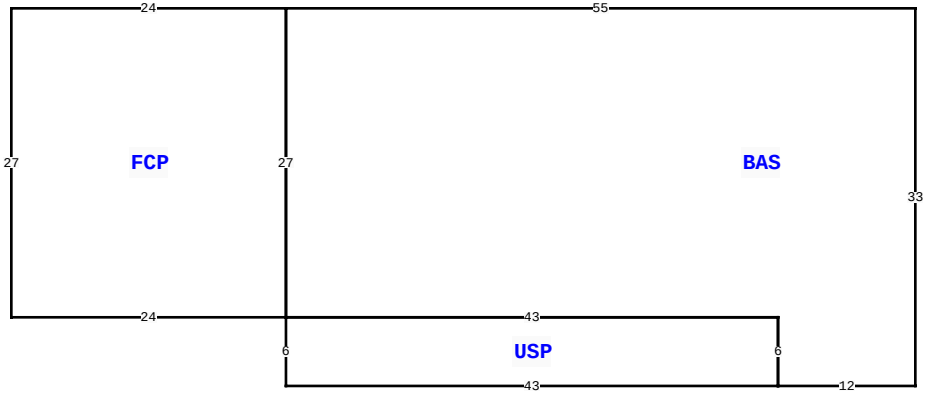
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100		1,557	117,924
FCP	648	25		162	12,269
USP	258	35		90	6,817
TOTALS	2,463			1,809	137,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,809	105.9300	116.52	210,785	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 1557 HX Base Yr 2001



101 SW CHIVES TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	100	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	260	
2	0294	SHED WOOD/	0	100	30	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0294	SHED WOOD/	0	100	54	20	1.00	UT	0.00	0.00	100	0	0	3	100	540	
4	0294	SHED WOOD/	0	100	35	22	1.00	UT	0.00	0.00	100	0	0	3	100	390	
5	0070	CARPORT UF	0	100	35	22	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
10	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,590

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	152,000							

REVIEW DATE 07/19/2023 BY jerry Total Acres: 20.00 Total Land Value: 13,320 Market: 152,000 Agricultural: 5,320 Common: 8,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,010
TOTAL MARKET OB/XF VALUE		21,598
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		171,928
SOH/AGL Deduction		74,600
ASSESSED VALUE		97,328
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,917
TOTAL JUST VALUE		318,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047500	Roof Replacement	16,850	06/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0917/0672	12/28/2000	WD	Q	I	01	100

GRANTOR: GEORGE & CAROLYN MOSE

GRANTEE: STEPHANIE DOUGHERTY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 FCP= W24 S27 E24 N27$ S27 USP= S6 E43 N6 W43$ E43 S6 E12 N33$.

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BUILDING DIMENSIONS

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
11	0030	BARN,MT	0	0	58	46	2,668.00	UT	7.50	7.50	75	2017	2017	3	75	15,008	

TOTAL OB/XF 15,008

LAND DESCRIPTION

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 07/19/2023 BY jerry Total Acres: 20.00 Total Land Value: 13,320 Market: 152,000 Agricultural: 5,320 Common: 8,000 PRINTED 11/17/2026 BY SYS