COMM SW COR NW1/4 OF SW1/4, RUN
15 FT FOR POB, CONT E 90 FT, N 1
S 130 FT TO POB.

RICE MARK DOUGLAS/RICE ANGELA
1473 NW AVERY GLEN
LAKE CITY, FL 32055

2027

31-3S-17-06192-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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 06

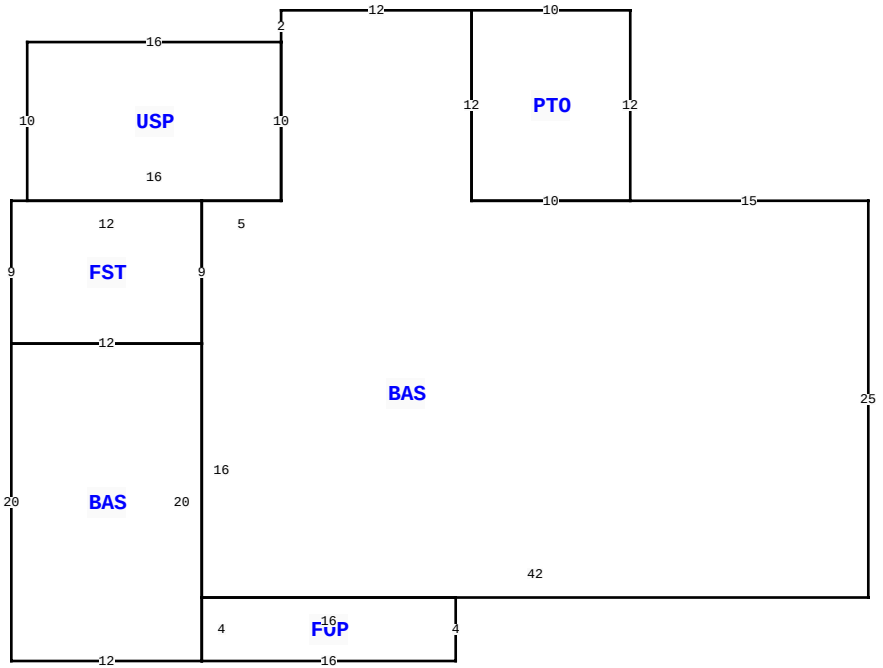
NEIGHBORHOOD/LOC 31317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	21,372
BAS	1,194	100		1,194	106,326
FOP	64	30		19	1,692
FST	108	55		59	5,254
PTO	120	5		6	534
USP	160	35		56	4,987
TOTALS	1,886			1,574	140,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,574	124.5420	137.00	215,638	1966	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1434 HX Base Yr 2018



1473 NW AVERY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	140,165
TOTAL MARKET OB/XF VALUE	480
TOTAL LAND VALUE - MARKET	14,592
TOTAL MARKET VALUE	155,237
SOH/AGL Deduction	54,925
ASSESSED VALUE	100,312
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	43,901
TOTAL JUST VALUE	155,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/2380	9/01/2016	WD	Q	I	01	89,900
GRANTOR: DANA JEANNE HOBBS (A						
GRANTEE: MARK D, MARY T & AN						
1226/2482	12/19/2011	WD	U	I	12	52,000
GRANTOR: WELL FARGO BANK NA						
GRANTEE: EMIL M & DANA J HOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N12 W10 S12 E10$ W10 N12 W12 S2 USP= W16 S10 E16 N10$ S10 W5 FST= W12 S9 E12 N9$ S9 BAS= W12 S20 E12 N20$ S16 FOP= S4 E16 N4 W16$ E42 N25 $.

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	0166	CONC,PAVMT	0	100	0	0	90.00	UT	2.00	2.00	100	1993	1993	3	100	180	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 480

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		*RMF-	290.00	130.00	11,674.00	SF		1.00	1.00	1.00	1.25	1.25	14,592							

REVIEW DATE 08/17/2016 BY DF Total Acres: 0.27 Total Land Value: 14,592 Market: 0 Agricultural: 0 Common: 14,592 PRINTED 11/17/2026 BY SYS