

COMM SW COR OF NW1/4 OF SW1/4,
 RUN N 988.59 FT, E 105 FT FOR
 POB, CONT E 90 FT, N 130 FT, W

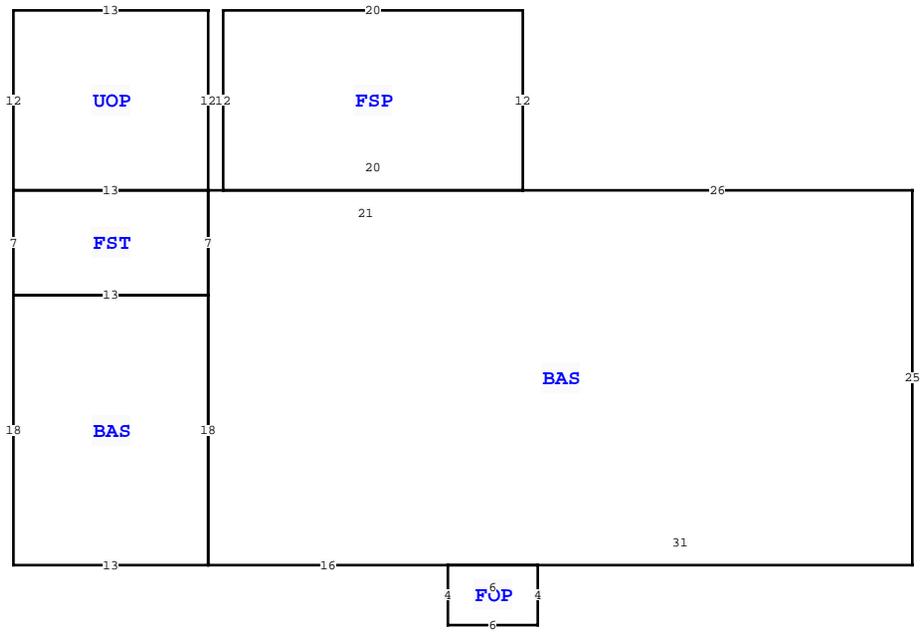
HENDRY HANNAH NICOLE
 1457 NW AVERY GLN
 LAKE CITY, FL 32055

2026

31-3S-17-06193-000


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 80				
Exterior Wall	17 MSNRY STUC 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	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				
Architectural Units	05 CONV 100 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	234	100		234	20,634
BAS	1,175	100		1,175	103,611
FOP	24	30		7	618
FSP	240	40		96	8,465
FST	91	55		50	4,409
UOP	156	20		31	2,733
TOTALS	1,920			1,593	140,469

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,593	118.9980	135.66	216,106	1966	1980		0	0	35.00	65.00
1 SINGLE FAM 100% - 2011 Heated Area: 1409 HX Base Yr 2011												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			140,469
TOTAL MARKET OB/XF VALUE			2,336
TOTAL LAND VALUE - MARKET			11,090
TOTAL MARKET VALUE			153,895
SOH/AGL Deduction			64,797
ASSESSED VALUE			89,098
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			37,687
TOTAL JUST VALUE			153,895
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1924	ADDN SFR	54	10/27/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1189/0394	12/14/2009	WD	Q	I	01	104,000
GRANTOR: ROBERT ROYER & ROBERT						
GRANTEE: HANNAH NICOLE HENDR						
1184/2233	11/18/2009	WD	U	I	11	100
GRANTOR: LEON H ELLIS SR (REVO						
GRANTEE: ROBERT E ELLIS						

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	1966	1966	3	100	500	
2	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	36	
3	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	1999	1999	3	100	1,200	
4	0294	SHED WOOD/	0	100	8	10	UT	7.50	7.50	100	1999	1999	3	100	600	

TOTAL OB/XF													2,336					
1457 NW AVERY GLN, LAKE CITY													BLD DATE		LGL DATE		04/27/2022	MLU
													XF DATE		LAND DATE			
													INC DATE		AG DATE			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W26 FSP= N12 W20 S12 E20\$ W21 UOP= N12 W13 S12 E13\$ FST= W13 S7 E13N7\$ S7 BAS= W13 S18 E13 N18\$S18 E16 FOP= S4 E6 N4 W6\$ E31 N25\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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		*RMF	290.00	130.00	11,674.00	SF		1.00	1.00	1.00	0.95	0.95	11,090								