LOT 1 BLOCK 12 LAKE FOREST PLAT

783-1523, LE 1275-1005, DC 1422-

KADENS ADRIA
813 SW ALAMO DR
LAKE CITY, FL 32025-5150

2027

31-3S-17-07941-000

BUILDING CHARACTERISTICS

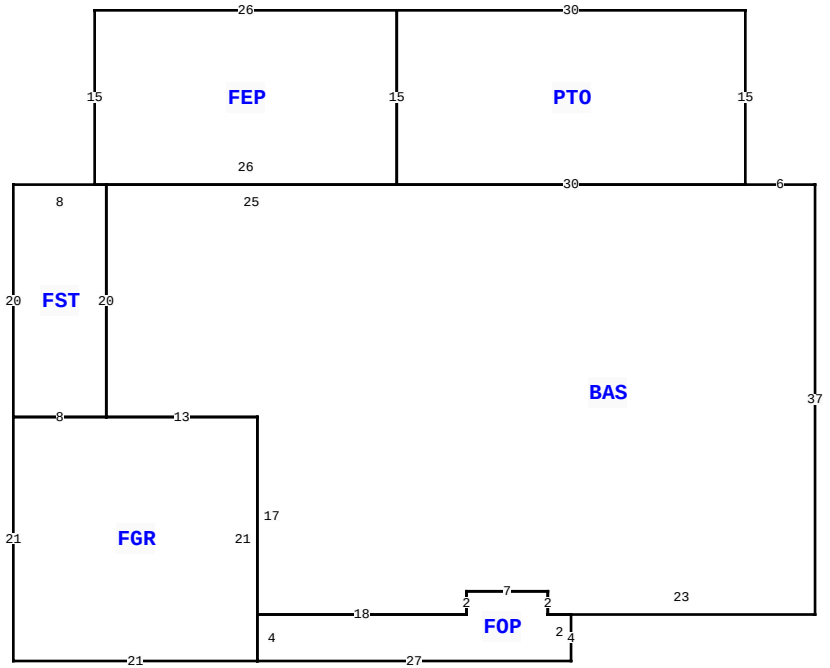
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100		2,022	176,024
FEP	390	80		312	27,161
FGR	441	55		243	21,154
FOP	122	30		37	3,221
FST	160	55		88	7,661
PTO	450	5		22	1,915
TOTALS	3,585			2,724	237,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,724	121.7568	133.93	364,825	1968	1968	0	0	0	35.00	65.00

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



813 SW ALAMO DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	651	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	5,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		237,136
TOTAL MARKET OB/XF VALUE		8,101
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		263,737
SOH/AGL Deduction		30,429
ASSESSED VALUE		233,308
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		176,897
TOTAL JUST VALUE		263,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0055	10/09/2020	WD	Q	I	01	210,000
GRANTOR: KATHLEEN M VERCHICK						
GRANTEE: DARIEN & ADRIA KADE						
1275/1005	5/27/2014	LE	U	I	14	100
GRANTOR: KATHLEEN M VERCHICK (						
GRANTEE: KATHLEEN M VERCHICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 PTO= N15 W30 S15 E30$ W30 FEP= N15 W26 S15 E26$ W25
FST= W8 S20 E8 N20 $ S20 FGR= W8 S21 E21 N21 W13$ E13 S17
FOP= S4 E27 N4 W2 N2 W7 S2 W18$ E18N2 E7 S2 E23 N37$.

LAND DESCRIPTION

TOTAL OB/XF 8,101

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		RSF-2	119.00	160.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/28/2021 BY TW Total Acres: 0.44 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS