LOT 3 BLOCK 11 LAKE FOREST S/D U

DC 1547-1441,

VANZANT BLANCHE
7806 MOUNT RANIER DR
JACKSONVILLE, FL 32256

2027

31-3S-17-07968-000

BUILDING CHARACTERISTICS

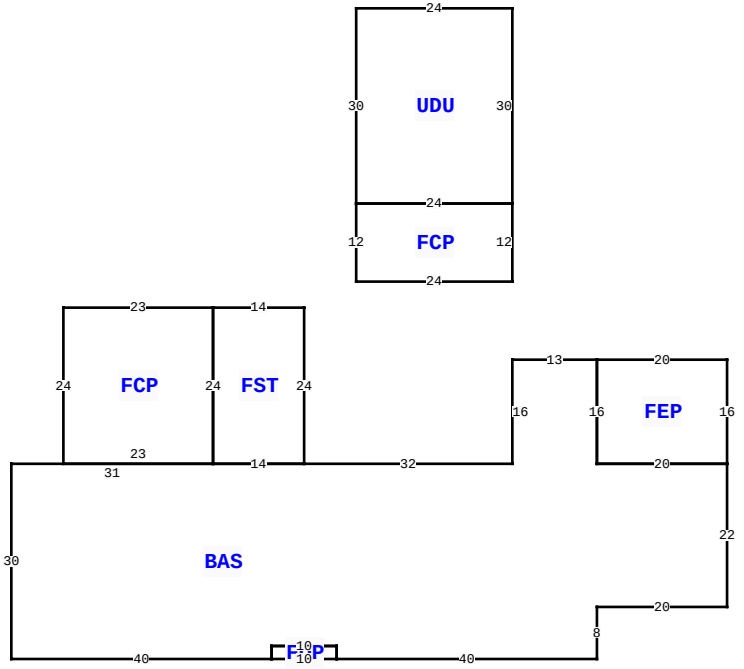
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	06	06
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	3,328	100		3,328	265,836
FCP	288	25		72	5,751
FCP	552	25		138	11,023
FEP	320	80		256	20,449
FOP	20	30		6	479
FST	336	55		185	14,778
UDU	720	55		396	31,632
TOTALS	5,564			4,381	349,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,381	111.7200	122.89	538,381	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3328 HX Base Yr



790 SW VANWOOD CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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		349,948
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		28,125
TOTAL MARKET VALUE		379,773
SOH/AGL Deduction		156,615
ASSESSED VALUE		223,158
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		166,747
TOTAL JUST VALUE		379,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FST= N24 W14 S24 E14$ W14 FCP= N24 W23 S24 E23$ W31 S30 E40FOP= E10 N2 W10S2$N2 E10 S2 E40 N8 E20 N22 FEP= N16 W20S16 E20 $ W20 N16 W13 S16$ PTR=N70 UDU= W24 S30FCP= S12 E24 N12 W24$ E24 N30$ S70$.

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	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	0.00	0.00	1.00	LT		1.00	1.00	1.25	22,500.00	28,125.00	28,125							

REVIEW DATE 08/24/2016 BY DF Total Acres: 0.71 Total Land Value: 28,125 Market: 0 Agricultural: 0 Common: 28,125 PRINTED 11/17/2026 BY SYS