LOT 5 BLOCK 11 LAKE FOREST S/D U

DC 1269-1824, WD 1269-1825, WD 1

SPARKS CONSTRUCTION & DESIGN INC
184 N MARION AVE
LAKE CITY, FL 32055

2027

31-3S-17-07970-000

BUILDING CHARACTERISTICS

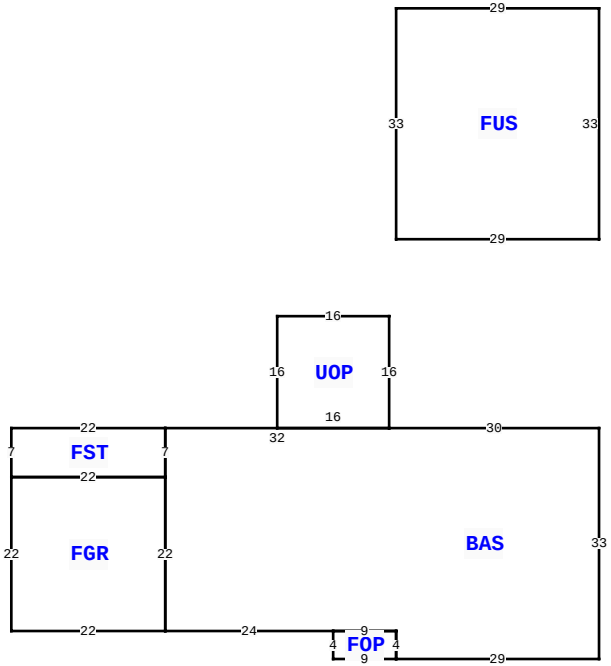
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100		1,914	153,161
FGR	484	55		266	21,286
FOP	36	30		11	880
FST	154	55		85	6,802
FUS	957	100		957	76,580
UOP	256	20		51	4,081
TOTALS	3,801			3,284	262,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,284	111.9195	123.11	404,293	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2871 HX Base Yr 2018



791 SW VANWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		262,790
TOTAL MARKET OB/XF VALUE		430
TOTAL LAND VALUE - MARKET		23,125
TOTAL MARKET VALUE		286,345
SOH/AGL Deduction		114,636
ASSESSED VALUE		171,709
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,298
TOTAL JUST VALUE		286,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/2018	9/29/2026	WD	Q	I	01	225,000
GRANTOR: MOCK MICHAEL						
GRANTEE: SPARKS CONSTRUCTION						
1350/1765	12/22/2017	WD	Q	I	01	153,000
GRANTOR: RUTH B ATWOOD & ETAL						
GRANTEE: MICHAEL & TESSA MOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N16 W16 S16 E16$ W32 FST= W22 S7 E22N7$S7 FGR= W22 S22 E22 N22$S22 E24 FOP= S4 E9 N4 W9$ E9 S4 E29 N33$ PTR=N60 FUS= W29 S33 E29 N33$ S60$.

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	400	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30	

LAND DESCRIPTION

TOTAL OB/XF 430

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	18,500.00	23,125.00	23,125							

REVIEW DATE 08/24/2016 BY DF Total Acres: 0.43 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 11/17/2026 BY SYS