

COMM SW COR OF NW1/4 OF SE1/4, R
N 262.87 FT FOR POB, RUN N 261.4
FT, S 261.83 FT, W 837.43 FT TO

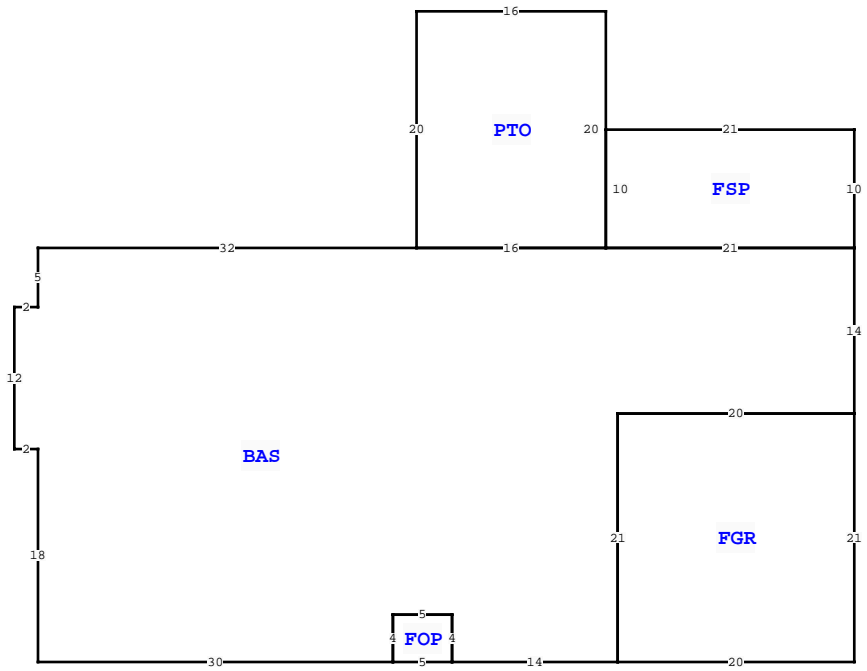
HUGHES JOHN
1505 SW WESTER DR
LAKE CITY, FL 32024

2026

31-4S-17-08915-009
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN 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		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	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	01
NEIGHBORHOOD/LOC	31417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,999	100	
FGR	420	55	
FOP	20	30	
FSP	210	40	
PTO	320	5	
TOTALS	2,969		
		2,336	212,136

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,336	124.7400	139.71	326,363	1990	1990	0	0	35.00	65.00
1 SINGLE FAM 100% - 2021 Heated Area: 1999 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			212,136
TOTAL MARKET OB/XF VALUE			18,486
TOTAL LAND VALUE - MARKET			60,480
TOTAL MARKET VALUE			291,102
SOH/AGL Deduction			59,058
ASSESSED VALUE			232,044
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			180,633
TOTAL JUST VALUE			291,102
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31588	MAINT/ALTR	40	11/15/2013
8356	POOL	10,000	05/10/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/0297	9/21/2020	WD Q	Q	I	01	235,000
GRANTOR: TERESA ARRIGO ELLIS & GRANTEE: JOHN HUGHES						
1416/0524	7/29/2020	PB U	I	18		0
GRANTOR: CLERK OF COURT GRANTEE: TERESA ARRIGO 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	15	45	675.00	UT	2.00	100	0	0	3	100	1,350	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1994	1994	3	40	14,336	
4	0040	BARN,POLE	0	100	16	20	1.00	UT	0.00	100	1994	1994	3	100	800	
TOTALS															18,486	

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	DPHT 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		A-1	0.00	0.00	5.04	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,480							