LOT 1 BRIARWOOD.

WD 1275-1819, WD 1277-142, WD 13

KAUTZ GREG/KAUTZ MARICRUZ
150 SW PADDOCK CT
LAKE CITY, FL 32024

2027

31-4S-17-08920-101

BUILDING CHARACTERISTICS

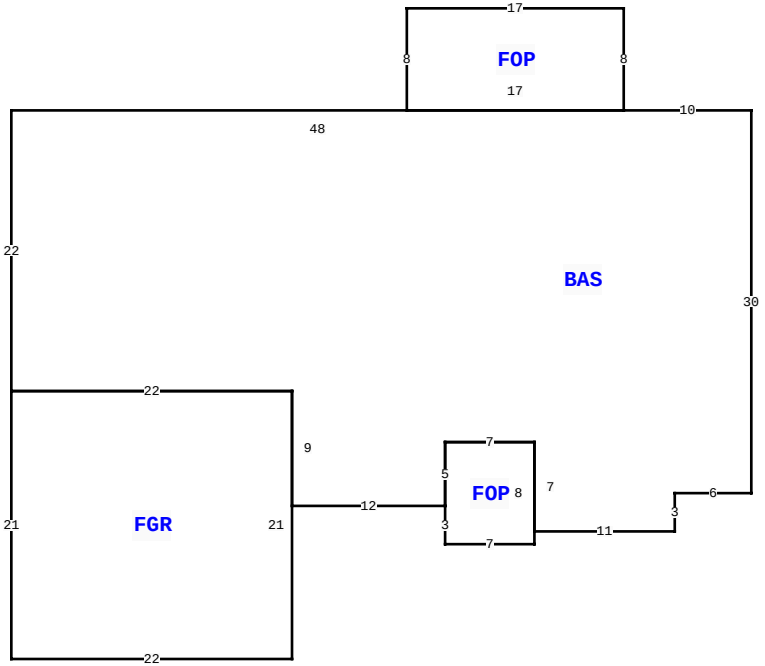
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100		1,581	194,614
FGR	462	55		254	31,267
FOP	56	30		17	2,093
FOP	136	30		41	5,047
TOTALS	2,235			1,893	233,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	122.9728	135.27	256,066	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 1581 HX Base Yr 2017



150 SW PADDOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	961.00	UT	2.00	2.00	100	2016	2016	3	100	1,922	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		233,020
TOTAL MARKET OB/XF VALUE		3,122
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		271,142
SOH/AGL Deduction		83,495
ASSESSED VALUE		187,647
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,236
TOTAL JUST VALUE		271,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,380

LAND:1:1: 2.240 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33927	SFR	692	04/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/1956	9/24/2021	QC	U	I	11	0
GRANTOR: KAUTZ GREG						
GRANTEE: KAUTZ GREG						
1312/1529	3/31/2016	WD	Q	V	03	29,900
GRANTOR: AARON SIMQUE TRUSTEE						
GRANTEE: GREG KAUTZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= N8 W17 S8 E17$ W48 S22 FGR= S21 E22 N21 W22$ E22 S9 E12 FOP= S3 E7 N8 W7 S5$ N5 E7 S7 E11 N3 E6 N30$.

LAND DESCRIPTION

TOTAL OB/XF 3,122

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/29/2017 BY BC Total Acres: 2.24 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS