

COMM NW COR OF SE1/4 OF SW1/4, S
S R/W OF RD FOR POB, CONT S 430.
572.27 FT, N 452.28 FT, W 561.69

FRANKLIN CHRISTINE K
1250 SE EBENEZER RD
LAKE CITY, FL 32025-9492

2026

31-4S-18-10519-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,200	100	
FGR	687	55	
FOP	311	30	
PTO	408	5	
TOTALS	3,606		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,691	114.2680	127.98	344,394	1975	1975	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2200 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			223,856
TOTAL MARKET OB/XF VALUE			11,570
TOTAL LAND VALUE - MARKET			23,850
TOTAL MARKET VALUE			259,276
SOH/AGL Deduction			120,952
ASSESSED VALUE			138,324
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			81,913
TOTAL JUST VALUE			259,276
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			259,276
PRMT:1:1: 24X40			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8123	M H	125	03/01/1994
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN SALE PRICE
0655/0380	6/21/1988	WD Q I	84,000
GRANTOR: WILLIAMS JAMES JR &			
GRANTEE: FRANKLIN DUANE L			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W10 PTO= N12 W34 S12 E34\$ W34 N12 W27 S44 E27 FOP= E15 S13 E8 N22 W23 S9\$ N9 E23 FGR= S22 E30 N25 W9 S3 W21\$ E21 N23\$.			

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0021	BARN,FR AE	3.23
3	9945	Well/Sept	7,000.00
4	0120	CLFENCE 4	0.00
5	0070	CARPORT UF	0.00
6	0169	FENCE/WOOD	0.00
7	0252	LEAN-TO W/	0.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0
2	0021	BARN,FR AE	0	100	22	704.00	UT	3.23	3.23	100	0
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	
4	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	1993
5	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2013
6	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2013
7	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2013

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	DPH 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			0.00	0.00	4.77	AC		1.00	1.00	1.00	5,000.00	5,000.00	23,850							

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	DPH 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			0.00	0.00	4.77	AC		1.00	1.00	1.00	5,000.00	5,000.00	23,850							