

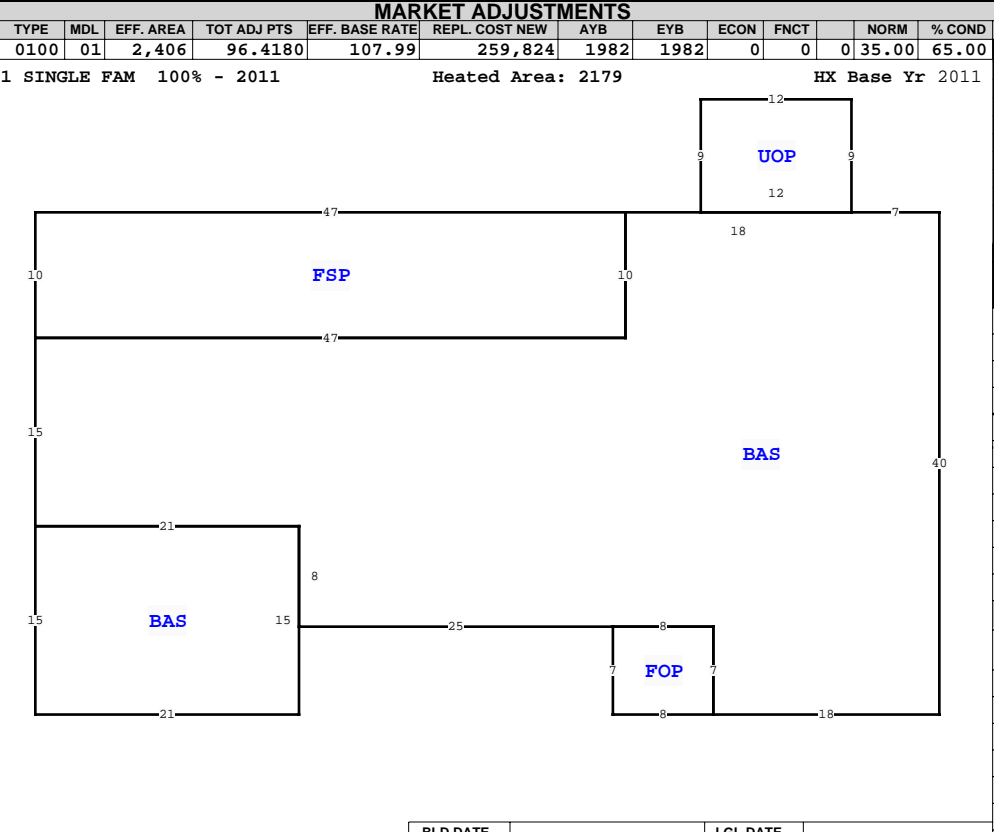
LOT 1 PARKWOOD S/D.
505-365, 811-1524, 814-2324, 864

BELENETS APRIL
1816 SE EBENEZER RD
LAKE CITY, FL 32025

2026

31-4S-18-10519-016
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 3

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	31	VINYL SID 100	0100	01	2,406	96.4180	107.99	259,824	1982	1982	0	0	35.00	65.00
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2011 Heated Area: 2179 HX Base Yr 2011											
Roof Cover	14	PREFIN MT 100												
Interior Wall	05	DRYWALL 100												
Interior Floor	09	PINE WOOD 80												
Interior Floor	14	CARPET 20												
Air Condition	03	CENTRAL 100												
Heating Type	02	CONVECTION 100												
Bedrooms		3 100												
Bathrooms		1 100												
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	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	315	100		315	22,111									
BAS	1,864	100		1,864	130,840									
FOP	56	30		17	1,193									
FSP	470	40		188	13,196									
UOP	108	20		22	1,544									
TOTALS	2,813			2,406	168,886									



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		168,886
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		186,286
SOH/AGL Deduction		80,322
ASSESSED VALUE		105,964
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,553
TOTAL JUST VALUE		186,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,286

SALE:4:1: LOT 1 PARKWOOD SD
SALE:3:1: SOMETHING WRONG WITH THIS SALE
SALE:2:1: FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31086	MAINT/ALTR	35	05/24/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/2222	12/10/2010	WD	U	I	40	74,000
GRANTOR: ROBERT & CAROL SHIPMA						
GRANTEE: APRIL BELENETS						
1179/2690	8/21/2009	WD	U	I	12	73,500
GRANTOR: FEDERAL NATIONA MORTG						
GRANTEE: ROBERT & CAROL SHIP						

EXTRA FEATURES		TOTAL OB/XF														
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

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1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							