W1/2 OF NW1/4 OF NW1/4.

DC 1319-1288, LE 1322-2540, LE 1

NORRIS JERRY M
711 SW CHIVES TERR
LAKE CITY, FL 32024

**2027**

**31-5S-17-09463-000**

## BUILDING CHARACTERISTICS

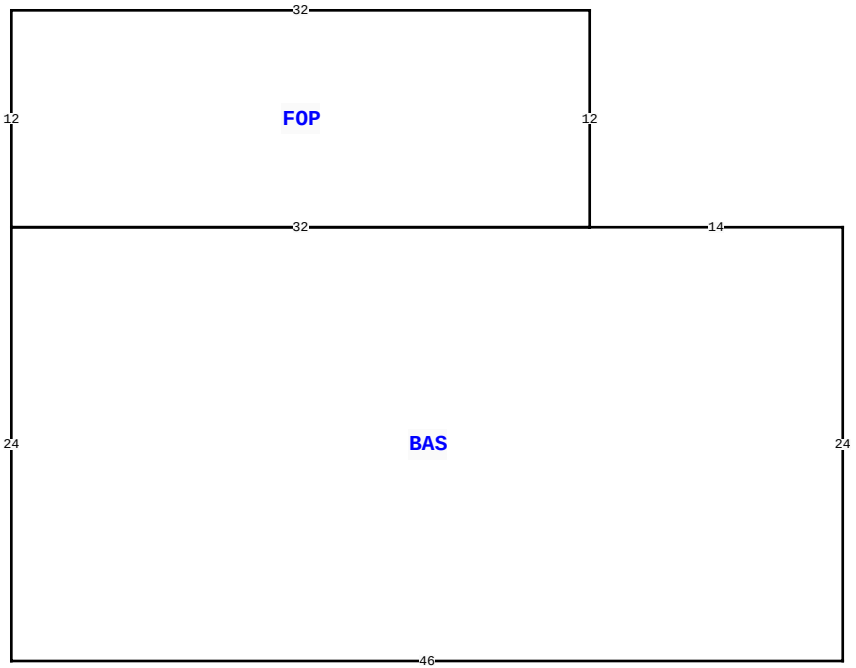
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 31517.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,104 | 100 | | 1,104 | 22,155 |
| FOP | 384 | 35 | | 134 | 2,689 |
| TOTALS | 1,488 | | | 1,238 | 24,844 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,238 | 83.6100 | 50.17 | 62,110 | 1979 | 1979 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 0 Heated Area: 1104 HX Base Yr




605 SW CHIVES TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 24,844 |
| TOTAL MARKET OB/XF VALUE | 13,114 |
| TOTAL LAND VALUE - MARKET | 180,000 |
| TOTAL MARKET VALUE | 52,278 |
| SOH/AGL Deduction | 26,485 |
| ASSESSED VALUE | 25,793 |
| TOTAL EXEMPTION VALUE | HX HB WR 25,793 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 217,958 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 217,958 |

XFOB:1:1: PACEMAKER MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055362 | Electrical Servic | | 03/27/2026 |
| 000055322 | Right-of-Way Acce | | 03/25/2026 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1325/0740 | 10/28/2016 | LE | U | I | 14 | 100 |
| GRANTOR: JERRY NORRIS (LIFE ES | | | | | | |
| GRANTEE: MARY PETTY (REMAIND | | | | | | |
| 1322/2540 | 9/29/2016 | LE | U | I | 14 | 100 |
| GRANTOR: JERRY NORRIS (AS TO A | | | | | | |
| GRANTEE: MARY PETTY (REMAIND | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 FOP= N12 W32 S12 E32$ W32 S24 E46 N24$.

## 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 | 0021 | BARN,FR AE | 0 | 100 | 24 | 32 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,000 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 24 | 14 | 336.00 | UT | 2.50 | 2.50 | 60 | 1994 | 1994 | 3 | 60 | 504 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 36 | 432.00 | UT | 2.00 | 2.00 | 60 | 1994 | 1994 | 3 | 60 | 518 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 32 | 384.00 | UT | 2.00 | 2.00 | 60 | 1994 | 1994 | 3 | 60 | 461 | |
| 5 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 6 | 0255 | MBL HOME S | 0 | 100 | 12 | 46 | 552.00 | UT | 1.00 | 1.00 | 60 | 1994 | 1994 | 3 | 60 | 331 | |
| 7 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 8 | 0263 | PRCH,USP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| 9 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,114

| 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 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 19.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 5,320 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 19.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 171,000 | | | | | | | |
| 3 | 0102 | C | SFR/MH | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |

REVIEW DATE 07/09/2026 BY kellen Total Acres: 20.00 Total Land Value: 14,320 Market: 171,000 Agricultural: 5,320 Common: 9,000 PRINTED 11/17/2026 BY SYS