LOT 9 INDIAN RIDGE S/D PHS 1.

WD 1170-5, WD 1419-1989, DC 1435

MARKER JOLENE/MARKER MATTHEW L
316 NW TOMOKA CT
LAKE CITY, FL 32055

2027

32-2S-16-01809-109

BUILDING CHARACTERISTICS

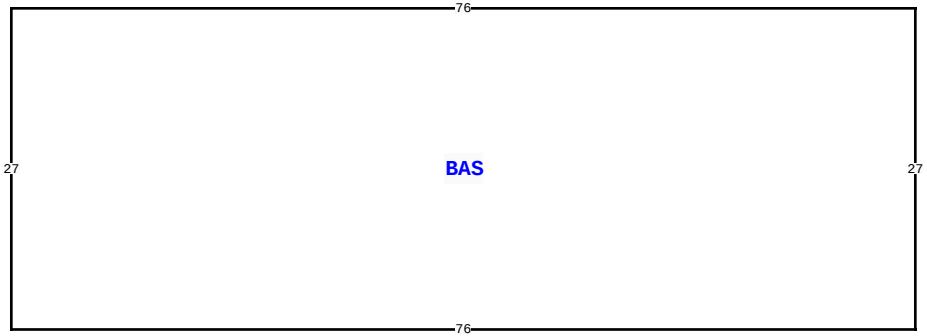
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	32216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	217,267
TOTALS	2,052			2,052	217,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,052	115.0000	113.85	233,620	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2023 Heated Area: 2052 HX Base Yr 2023



316 NW TOMOKA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	03/16/2023 SPF

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	0081	DECKING WI	0	100	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		217,267
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		65,520
TOTAL MARKET VALUE		241,598
SOH/AGL Deduction		0
ASSESSED VALUE		241,598
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		190,187
TOTAL JUST VALUE		292,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042494	Mobile Home		08/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/2440	2/28/2022	WD	Q	I	01	277,500
GRANTOR: KNEPPAR RAYMOND						
GRANTEE: MARKER JOLENE						
1435/746	4/16/2021	WD	Q	V	01	45,000
GRANTOR: EVANS JENNIFER GILBER						
GRANTEE: KNEPPAR RAYMOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=16,15] E76 S27 W76 N27 $

.

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	0200	C	MBL HM	100		A-3	0.00	0.00	0.20	LT		1.00	1.00	1.00	65,000.00	65,000.00	13,000							
2	6200	A	PASTURE 3	100					4.04	AC		1.00	1.00	1.00	280.00	280.00	1,131							
3	9910	M	MKT.VAL.AG	100					4.04	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,520							

REVIEW DATE 01/04/2023 BY KS Total Acres: 5.04 Total Land Value: 14,131 Market: 52,520 Agricultural: 1,131 Common: 13,000 PRINTED 11/16/2026 BY SYS