LOT 5 WEST PACES S/D.

WD 1056-2180, WD 1161-1851, WD 1

BAZEN WILLIAM N/BAZEN SHARON A
P O BOX 1824
LAKE CITY, FL 32056-1824

2027

32-3S-16-02431-205

BUILDING CHARACTERISTICS

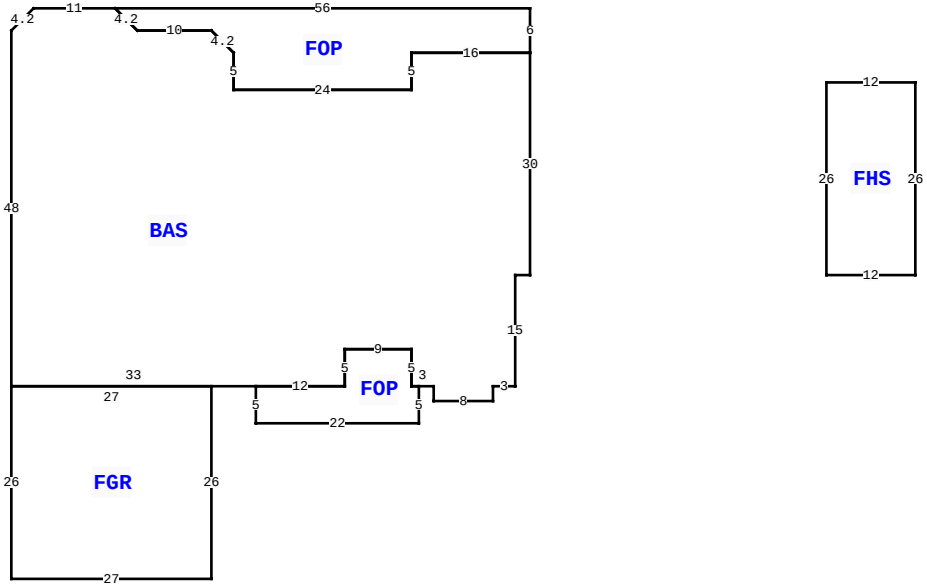
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,099	100		3,099	389,553
FGR	702	55		386	48,522
FHS	312	60		187	23,506
FOP	155	30		46	5,783
FOP	408	30		122	15,336
TOTALS	4,676			3,840	482,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,840	126.9730	139.67	536,333	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2021 Heated Area: 3411 HX Base Yr 2021



432 SW PACES GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	3,827.00	UT	2.00	2.00	100	2015	2015	3	100	7,654	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	840.00	840.00	100	2024	2023		100	840	
4	0030	BARN,MT	0	100	40	40	1.00	UT	24,000.00	24,000.00	100	2024	2023		100	24,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		482,700
TOTAL MARKET OB/XF VALUE		34,494
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		607,194
SOH/AGL Deduction		77,609
ASSESSED VALUE		529,585
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		478,174
TOTAL JUST VALUE		607,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32764	SFR	1,314	03/11/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2440	12/22/2020	WD	Q	I	01	480,000
GRANTOR: DICKS BRIAN G						
GRANTEE: BAZEN WILLIAM N						
1261/1600	9/15/2014	WD	Q	V	01	49,900
GRANTOR: JUSTIN MOSES						
GRANTEE: BRIAN G & AIMEE W D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 FOP= N6 W56 D3 R3 E10 D3 R3 S5 E24 N5 E16$ W16 S5 W24 N5 L3 U3 W10 L3 U3 W11 D3 L3 S48 FGR= S26 E27 N26 W27$ E33 FOP= S5 E22 N5 W1 N5 W9 S5 W12$ E12 N5 E9 S5 E3 S2 E8 N2 E3 N15 E2 $ PTR= E40 FHS= E12 N26 W12 S26$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 34,494

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		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 08/14/2023 BY KS Total Acres: 5.11 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/17/2026 BY SYS