

COMM NE COR OF NW1/4 OF SW1/4,
 RUN S 608.59 FT TO C/L OF A CO
 RD FOR POB, CONT S 714.18 FT,

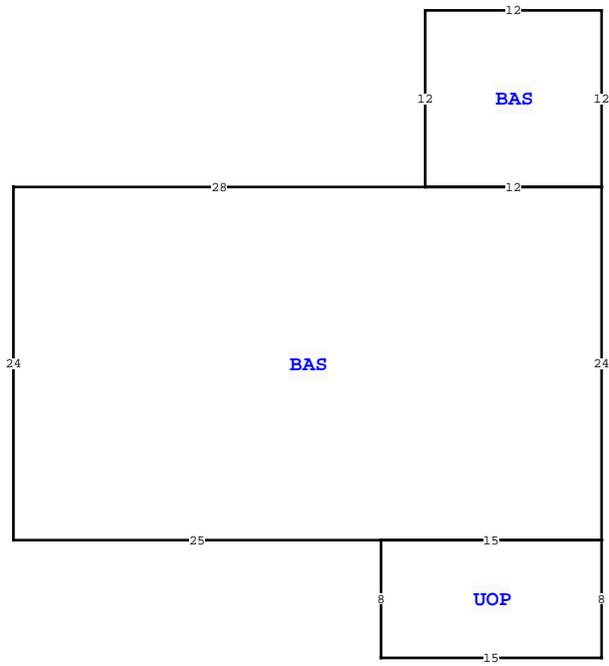
COLLINS WAYNE A/COLLINS HILDA A
 1012 NW QUEEN RD
 LAKE CITY, FL 32055

2026

33-2S-16-01818-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	06	VINYL ASB 100	
Air Condition	03	CENTRAL 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
Frame		N/A 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	144	100	
BAS	960	100	
UOP	120	20	
TOTALS	1,224		1,128 75,388

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2008									
				Heated Area: 1104				HX Base Yr 2008				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			75,388
TOTAL MARKET OB/XF VALUE			2,047
TOTAL LAND VALUE - MARKET			36,400
TOTAL MARKET VALUE			113,835
SOH/AGL Deduction			49,634
ASSESSED VALUE			64,201
TOTAL EXEMPTION VALUE	HX HB	39,201	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			113,835
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/0196	5/13/2004	WD	Q	I		69,900
GRANTOR: RANDY G CLIFF						
GRANTEE: WAYNE A & HILDA A C						
0973/2053	1/27/2003	WD	Q	I		42,900
GRANTOR: ROBER ELLIS						
GRANTEE: RANDY G CLIFF						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	12	212	1.00	UT	0.00	0.00	100	0
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	5.00	5.00	70	1993
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008
4	0120	CLFENCE 4	0	100	0	0	150.00	UT	7.50	7.50	60	2008
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018

TOTAL OB/XF												
2,047												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/11/2025			MLU						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W28 S24 E25 UOP= S8 E15N8 W15\$ E15 N24 BAS= N12 W12 S12 E12\$ W12\$.												

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	8.00	AC		1.00	1.00	0.70	6,500.00	4,550.00	36,400								