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

2027

33-2S-16-01818-001

BUILDING CHARACTERISTICS

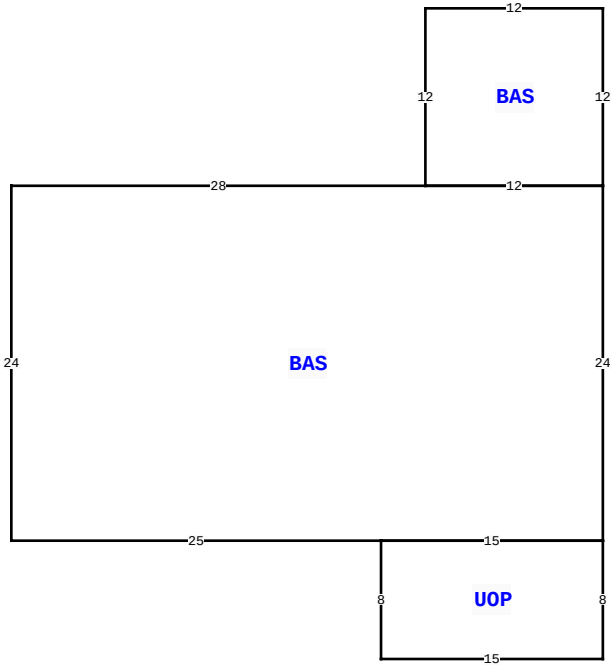
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame		N/A 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	9,452
BAS	960	100		960	63,012
UOP	120	20		24	1,576
TOTALS	1,224			1,128	74,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,128	91.8000	100.98	113,905	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1104 HX Base Yr 2008



1012 NW QUEEN RD, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 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	0294	SHED WOOD/	0	100	12	212	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	5.00	5.00	70	1993	1993	3	70	672	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	150.00	UT	7.50	7.50	60	2008	2008	3	60	675	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		74,038
TOTAL MARKET OB/XF VALUE		2,047
TOTAL LAND VALUE - MARKET		44,800
TOTAL MARKET VALUE		120,885
SOH/AGL Deduction		54,758
ASSESSED VALUE		66,127
TOTAL EXEMPTION VALUE	HX HB	41,127
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,235

XFOB:1:1: MOBILE HOME NOT LIVEABLE,USED FOR STORAG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056928	Roof Replacement	11,050	11/09/2026

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						

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 2,047

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		00	0.00	0.00	8.00	AC		1.00	1.00	0.70	8,000.00	5,600.00	44,800							

REVIEW DATE 04/05/2018 BY KR Total Acres: 8.00 Total Land Value: 44,800 Market: 0 Agricultural: 0 Common: 44,800 PRINTED 11/17/2026 BY SYS