LOT 6 & 10 FT OFF E SIDE OF LOTS
MORNINGSIDE HEIGHTS S/D. UNREC D
CHANCERY BK V PGS 331 THRU 337.

EAST WEST 6683 LLC
156 LOMBARD CIR
CLERMONT, FL 34711

**2027**

**33-3S-17-06397-000**

## BUILDING CHARACTERISTICS

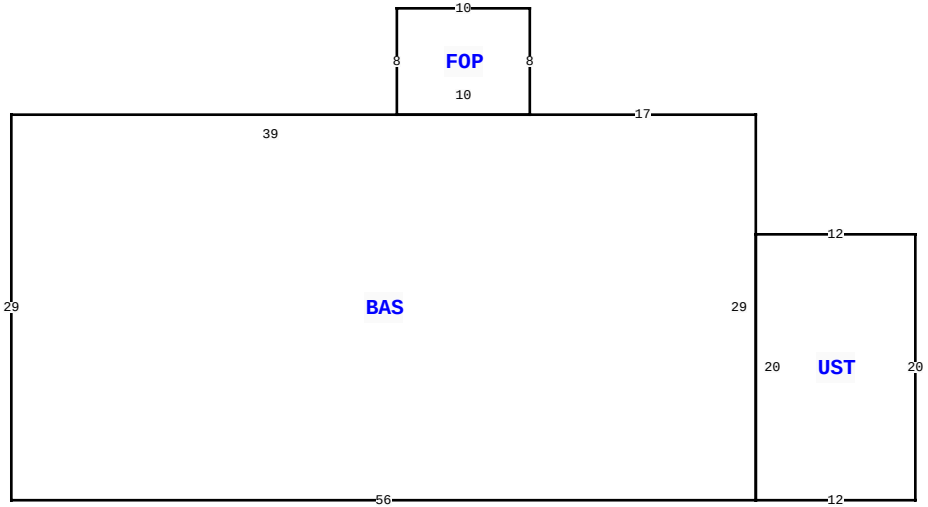
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | | 33317.060 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,624 | 100 | | 1,624 | 52,324 |
| FOP | 80 | 30 | | 24 | 773 |
| UST | 240 | 45 | | 108 | 3,480 |
| TOTALS | 1,944 | | | 1,756 | 56,576 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,756 | 53.2508 | 58.58 | 102,866 | 1945 | 1945 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 1624 HX Base Yr




1410 E DUVAL ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 250 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 56,576 |
| TOTAL MARKET OB/XF VALUE | 250 |
| TOTAL LAND VALUE - MARKET | 35,625 |
| TOTAL MARKET VALUE | 92,451 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 92,451 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 92,451 |
| TOTAL JUST VALUE | 92,451 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 93,475 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042698 | Electrical Servic | 0 | 09/07/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1556/2260 | 9/19/2025 | QC | U | I | 11 | 100 |
| GRANTOR: SEETARAM WENDY | | | | | | |
| GRANTEE: SEETARAM KISHORE | | | | | | |
| 1465/1250 | 4/20/2022 | WD | U | I | 37 | 92,000 |
| GRANTOR: VERNEUILLE WANDA C | | | | | | |
| GRANTEE: EAST WEST 6683 LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 FOP= N8 W10 S8 E10$ W39 S29 E56 UST= E12 N20 W12 S20$ N29$.

## LAND DESCRIPTION

TOTAL OB/XF 250

| 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 | 0 | | CI | 180.00 | 130.00 | 57,000.00 | SF | | 1.00 | 1.00 | 0.25 | 2.50 | 0.63 | 35,625 | | | | | | | |

REVIEW DATE 09/20/2021 BY Total Acres: 1.31 Total Land Value: 35,625 Market: 0 Agricultural: 0 Common: 35,625 PRINTED 11/17/2026 BY SYS