LOTS 13 & 14 BLOCK B DUVAL HEIGH
787-1343, 963-661, QC 1208-2373,

JENNINGS ANTONIO/HARPER MILTON D III
165 NE WEBSTER AVE
LAKE CITY, FL 32055

**2027**

**33-3S-17-06480-000**

## BUILDING CHARACTERISTICS

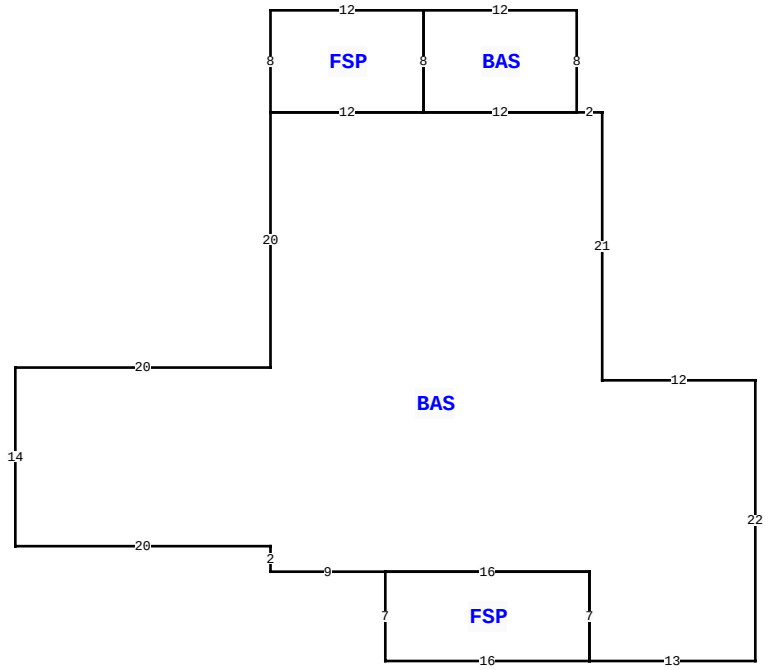
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 33317.080 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 96 | 100 | | 96 | 5,171 |
| BAS | 1,487 | 100 | | 1,487 | 80,088 |
| FSP | 96 | 40 | | 38 | 2,047 |
| FSP | 112 | 40 | | 45 | 2,424 |
| TOTALS | 1,791 | | | 1,666 | 89,729 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,666 | 75.3300 | 82.86 | 138,045 | 1950 | 1950 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 1583 HX Base Yr 2017




165 NE WEBSTER AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 50 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 50 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 89,729 |
| TOTAL MARKET OB/XF VALUE | | 600 |
| TOTAL LAND VALUE - MARKET | | 9,000 |
| TOTAL MARKET VALUE | | 99,329 |
| SOH/AGL Deduction | | 39,907 |
| ASSESSED VALUE | | 59,422 |
| TOTAL EXEMPTION VALUE | HX HB | 34,422 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 99,329 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 100,964 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | 12/05/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1208/2373 | 1/28/2011 | QC | U | I | 11 | 100 |
| GRANTOR: DOROTHY JONES LIFE ES | | | | | | |
| GRANTEE: DOROTHY JONES, ANTO | | | | | | |
| 0787/1343 | 3/14/1994 | QC | Q | I | 01 | 15,000 |
| GRANTOR: BERTHA MAE JENKINS | | | | | | |
| GRANTEE: DOROTHY JONES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W2 BAS= N8 W12 S8 E12$ W12 FSP= N8 W12 S8 E12 $ W12 S20 W20 S14 E20 S2 E9 FSP= S7E16 N7 W16$ E16 S7 E13 N22 W12N21$.

## LAND DESCRIPTION

TOTAL OB/XF 600

| 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 | | *RSF-3 | 120.00 | 100.00 | 12,000.00 | SF | | 1.00 | 1.00 | 1.00 | 0.75 | 0.75 | 9,000 | | | | | | | |

REVIEW DATE 04/02/2024 BY JS Total Acres: 0.28 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/17/2026 BY SYS