S 75 FT OF LOT 1 BLK 1 MELROSE F

614-444, 643-727, WD 1302-104, W

**BORDERS MICHAEL/COURVILLE CHRISTINE**
364 SE MARGARET DR
LAKE CITY, FL 32025

**2027**

**33-3S-17-06688-000**

## BUILDING CHARACTERISTICS

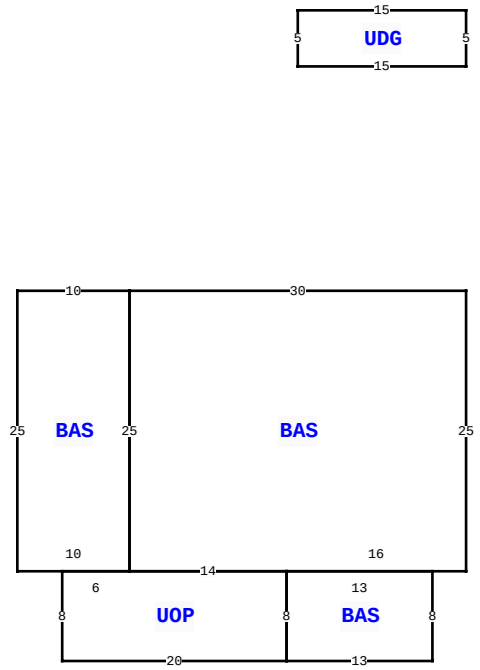
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 33317.120 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 104 | 100 | | 104 | 7,509 |
| BAS | 250 | 100 | | 250 | 18,050 |
| BAS | 750 | 100 | | 750 | 54,149 |
| UDG | 75 | 55 | | 41 | 2,960 |
| UOP | 160 | 20 | | 32 | 2,311 |
| TOTALS | 1,339 | | | 1,177 | 84,978 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,177 | 119.3400 | 131.27 | 154,505 | 1955 | 1955 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 0% - 2022 Heated Area: 1104 HX Base Yr




364 SE MARGARET DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | 10/02/2026 ME |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 84,978 |
| TOTAL MARKET OB/XF VALUE | 400 |
| TOTAL LAND VALUE - MARKET | 5,740 |
| TOTAL MARKET VALUE | 91,118 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 91,118 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 91,118 |
| TOTAL JUST VALUE | 91,118 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 92,665 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31156 | MAINT/ALTR | 0 | 06/19/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1578/1545 | 9/25/2026 | WD | Q | I | 01 | 115,000 |
| GRANTOR: B & G RENTAL PROPERTI | | | | | | |
| GRANTEE: BORDERS MICHAEL | | | | | | |
| 1455/1638 | 12/21/2021 | WD | Q | I | 01 | 75,000 |
| GRANTOR: DAVIS WILLARD ABRAHAM | | | | | | |
| GRANTEE: B & G RENTAL PROPER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 S25 E14 E16 N25 $
BAS=[ORIG=-30,0] W10 S25 E10 N25 $
UOP=[ORIG=-30,25] W6 S8 E20 N8 W14 $
BAS=[ORIG=-16,25] S8 E13 N8 W13 $
UDG=[ORIG=0,-20] N5 W15 S5 E15 $
PTR=[ORIG=0,0] N20 S20 $
.

## 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 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 2 | 0080 | DECKING | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 400

| 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 | | RSF/MH | 75.00 | 210.00 | 0.36 | AC | | 1.00 | 1.00 | 1.00 | 15,900.00 | 15,900.00 | 5,740 | | | | | | | |

REVIEW DATE 01/10/2022 BY CP Total Acres: 0.36 Total Land Value: 5,740 Market: 0 Agricultural: 0 Common: 5,740 PRINTED 11/17/2026 BY SYS