BEG INTERS SW COR OF LOT 6 BLK 4 & N R/W BAYA AVE, RUN E 144.45 FT, N 172.74 FT, W TO E

HALL DAVID E
254 SW AIRES PL
FORT WHITE, FL 32038

2027

33-3S-17-06729-000

BUILDING CHARACTERISTICS

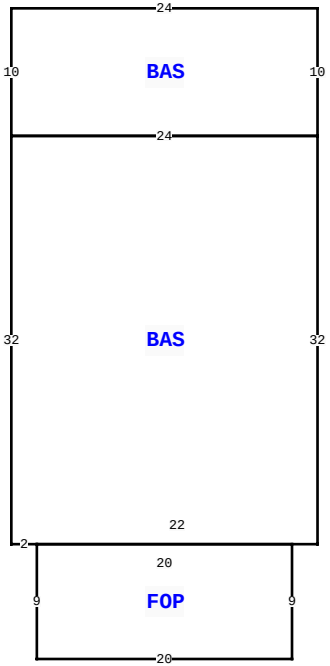
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2500	REPAIR SERVICE
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	240	100		240	10,917
BAS	768	100		768	34,934
FOP	180	30		54	2,456
TOTALS	1,188			1,062	48,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,062	63.6174	69.98	74,319	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1008 HX Base Yr



555 SE MARGARET DR, LAKE CITY

BLD DATE		LGL DATE	
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	0166	CONC,PAVMT	0	0	0	0	732.00	UT	1.50	1.50	100	2000	2000	3	100	1,098	
2	0140	CLFENCE 6	0	0	0	0	570.00	UT	3.80	3.80	100	2000	2000	3	100	2,166	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	74,212
TOTAL MARKET OB/XF VALUE	3,264
TOTAL LAND VALUE - MARKET	28,768
TOTAL MARKET VALUE	106,244
SOH/AGL Deduction	0
ASSESSED VALUE	106,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,244
TOTAL JUST VALUE	106,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16754	COMMERCIAL	75	03/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/0230	6/28/2007	QC	Q	I	01	100
GRANTOR: TINA M HALL						
GRANTEE: DAVID E HALL						
0894/0145	12/23/1999	WD	Q	I	01	48,000
GRANTOR: JAMES & GRETA FAY ALB						
GRANTEE: DAVID E & TINA HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W24 S10 E24$ BAS= W24 S32 E2 FOP= S9 E20 N9 W20$ E22 N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,264

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	2500	C	SRVC SHOPS	0		RSF/MH	0.00	0.00	21,310.00	SF		1.00	1.00	1.00	1.35	1.35	28,768							

REVIEW DATE 12/20/2016 BY DF Total Acres: 0.49 Total Land Value: 28,768 Market: 0 Agricultural: 0 Common: 28,768 PRINTED 11/17/2026 BY SYS

BEG INTERS SW COR OF LOT 6 BLK
4 & N R/W BAYA AVE, RUN E
144.45 FT, N 172.74 FT, W TO E

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254 SW AIRES PL
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33-3S-17-06729-000

BUILDING CHARACTERISTICS

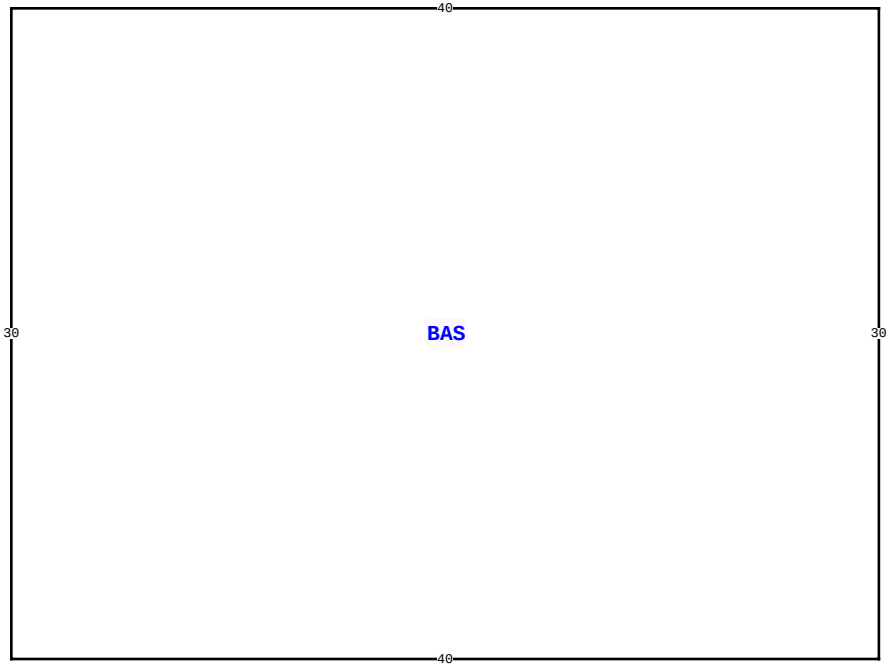
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	2500	REPAIR SERVICE
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	1,200	100		1,200	25,905
TOTALS	1,200			1,200	25,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	1,200	84.7875	32.22	38,664	2000	2000	0	0	0	33.00	67.00

2 PREF M B A 0% - 0 Heated Area: 1200 HX Base Yr



555 SE MARGARET DR, LAKE CITY

BLD DATE		LGL DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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GRANTOR: JAMES & GRETA FAY ALB						
GRANTEE: DAVID E & TINA HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S30 E40 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/20/2016 BY DF Total Acres: 0.49 Total Land Value: 28,768 Market: 0 Agricultural: 0 Common: 28,768 PRINTED 11/17/2026 BY SYS