

LOT 1 BLOCK 1 GOLF MANOR S/D.
405-558, 710-153, 720-123, 815-1

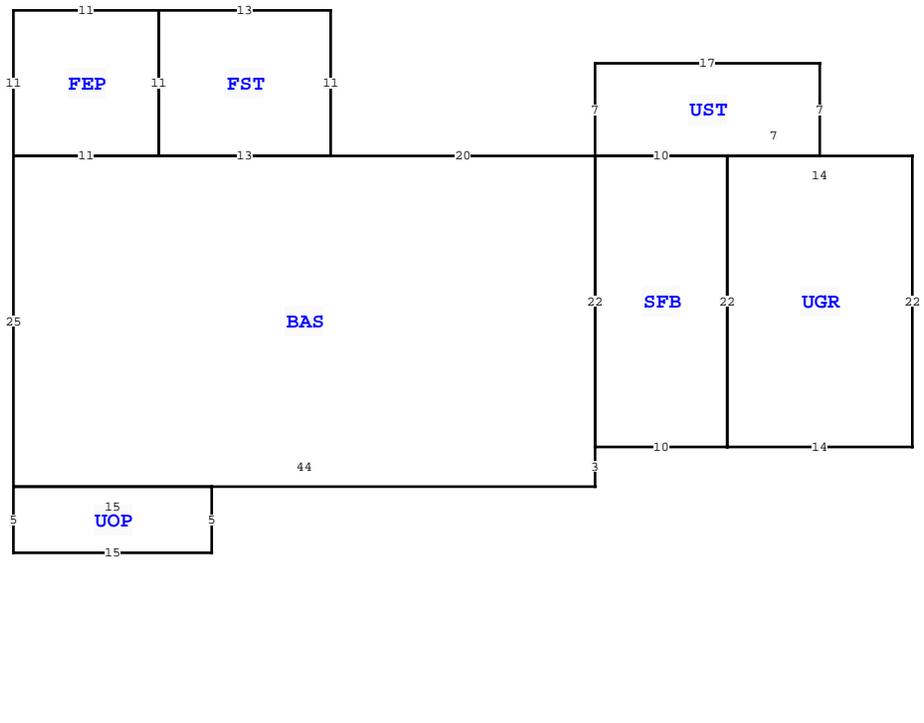
DE BRAGANCA ARVIND/DE BRAGANCA JOYCE
116 SE TIM ST
LAKE CITY, FL 32025

2026

33-3S-17-06749-000
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 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
Architectural	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,660	100.5480	114.62	190,269	1963	1963	0	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1320 HX Base Yr 2022														



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	33317.140	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	81,953
FEP	121	80		97	7,227
FST	143	55		79	5,886
SFB	220	80		176	13,112
UGR	308	45		139	10,356
UOP	75	20		15	1,117
UST	119	45		54	4,023
TOTALS	2,086			1,660	123,675

116 SE TIM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
L N	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	0	0	3	100	150	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

TOTAL OB/XF 450

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-2	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			123,675
TOTAL MARKET OB/XF VALUE			450
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			142,625
SOH/AGL Deduction			38,293
ASSESSED VALUE			104,332
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			52,921
TOTAL JUST VALUE			142,625
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/2787	7/12/2021	WD	Q	I	01	50,000
GRANTOR: VANN MARC A JR						
GRANTEE: DE BRAGANCA ARVIND						
1160/1047	10/14/2008	WD	Q	I		65,000
GRANTOR: KALB RESIDENTIAL PROP						
GRANTEE: MARC A VANN JR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W20 FST= N11 W13 S11 E13\$ W13 FEP= N11 W11 S11 E11\$ W11 S25 UOP= S5 E15 N5 W15\$E44 N3SFB= E10 UGR= E14 N22 W14 S22\$ N22 UST= E7 N7 W17 S7 E10\$ W10 S22\$ N22\$.