

LOT 9 BLOCK 2 GOLF MANOR S/D.
965-699, LE 1429-164, WD 1462-90

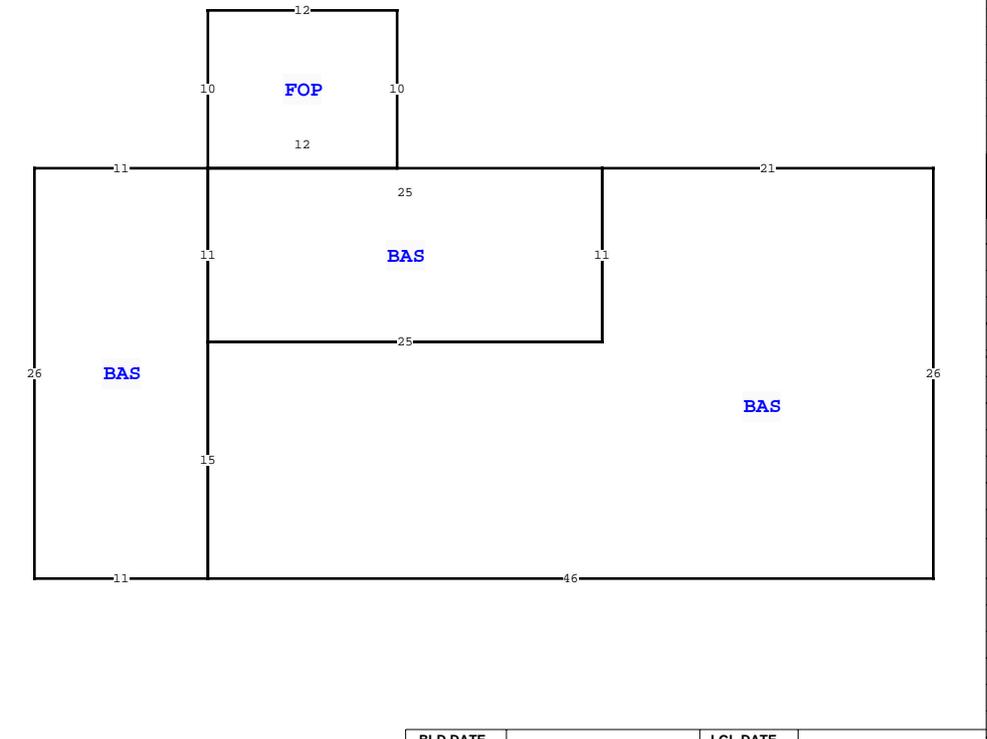
SABILLON PEDRO A/LOCKLEY SHAWYN L
564 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

33-3S-17-06770-000
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	0	0 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
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	1,518	120.5000	137.37	208,528	1960	2015	0	0	12.25	87.75



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			182,983
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			204,483
SOH/AGL Deduction			6,500
ASSESSED VALUE			197,983
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			146,572
TOTAL JUST VALUE			204,483
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,772

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	275	100		275	33,149
BAS	286	100		286	34,475
BAS	921	100		921	111,020
FOP	120	30		36	4,339
TOTALS	1,602			1,518	182,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050377	Storage Building	4,700	07/17/2024
000050256	Right-of-Way Acce		07/01/2024
32016	MAINT/ALTR	125	06/05/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/909	3/17/2022	WD	Q	I	01	185,000
GRANTOR: LUNDE BLAKE N II						
GRANTEE: SABILLON PEDRO A						
1429/164	1/26/2021	LE	U	I	14	100
GRANTOR: LUNDE BLAKE N II						
GRANTEE: LUNDE BLAKE N II						

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	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
2	0040	BARN, POLE	0	100	20	400.00	UT	6.50	6.50	100	2025	2024		100	2,600	

TOTAL OB/XF												3,000				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			04/21/2023			MLU										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W21 BAS= W25 S11 E25 N11\$ S11 W25 BAS= N11 FOP= E12 N10 W12 S10\$ W11 S26 E11 N15\$ S15 E46 N26\$.											

LAND DESCRIPTION												TOTAL OB/XF												3,000				
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											