LOTS 13 & 16 BLOCK 5 GOLF MANOR
PORTION OF RONALD ST (CLOSED) LY
LOTS 13 & 16, BLK 5.

HENDERSON CLAUDETTE L
268 SE CAMERON TER
LAKE CITY, FL 32025-6294

**2027**

**33-3S-17-06793-001**

## BUILDING CHARACTERISTICS

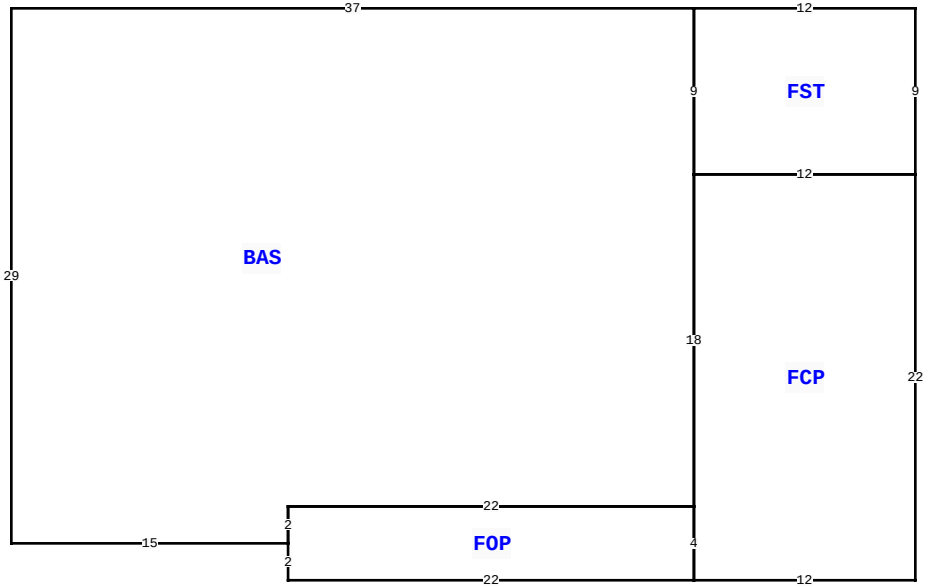
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 33317.140 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,029 | 100 | | 1,029 | 85,552 |
| FCP | 264 | 25 | | 66 | 5,487 |
| FOP | 88 | 30 | | 26 | 2,162 |
| FST | 108 | 55 | | 59 | 4,906 |
| TOTALS | 1,489 | | | 1,180 | 98,107 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,180 | 116.2800 | 127.91 | 150,934 | 1971 | 1971 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 1029 HX Base Yr 2017




268 SE CAMERON TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 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 | 3 | 41 | 123.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 246 | |
| 2 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 200.00 | 200.00 | 50 | 2004 | 2004 | 3 | 50 | 100 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 98,107 |
| TOTAL MARKET OB/XF VALUE | 1,246 |
| TOTAL LAND VALUE - MARKET | 37,000 |
| TOTAL MARKET VALUE | 136,353 |
| SOH/AGL Deduction | 64,262 |
| ASSESSED VALUE | 72,091 |
| TOTAL EXEMPTION VALUE | HX HB 47,091 |
| BASE TAXABLE VALUE | 25,000 |
| TOTAL JUST VALUE | 136,353 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 138,132 |

SALE:2:1: MORTGAGE FOR 40,000 ATTACHED TO DEED

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051204 | Roof Replacement | 10,000 | 10/22/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1314/1139 | 5/02/2016 | WD | Q | I | 01 | 65,000 |
| GRANTOR: SANDRA & CHRISTOPHER | | | | | | |
| GRANTEE: CLAUDETTE L HENDERS | | | | | | |
| 1303/1338 | 10/16/2015 | QC | U | I | 11 | 100 |
| GRANTOR: AMY & AUGUSTIN FERNAN | | | | | | |
| GRANTEE: SANDRA & CHRISTOPHE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W37 S29 E15 FOP= S2 E22N4 W22 S2$ N2 E22 FCP= S4 E12N22 W12 S18$ N18 FST= E12 N9 W12 S9$ N9$.

## LAND DESCRIPTION

TOTAL OB/XF 1,246

| 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/MH | 0.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 37,000 | | | | | | | |

REVIEW DATE 11/25/2024 BY JS Total Acres: 0.60 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/17/2026 BY SYS