LOT 12 OAK MEADOW PLANTATION UNI
816-2412-2423, 875-2595, 984-168

BRADY AERIALE PRISCILLA
8444 25TH DR
WELLBORN, FL 32094

**2027**

**34-3S-16-02462-112**

## BUILDING CHARACTERISTICS

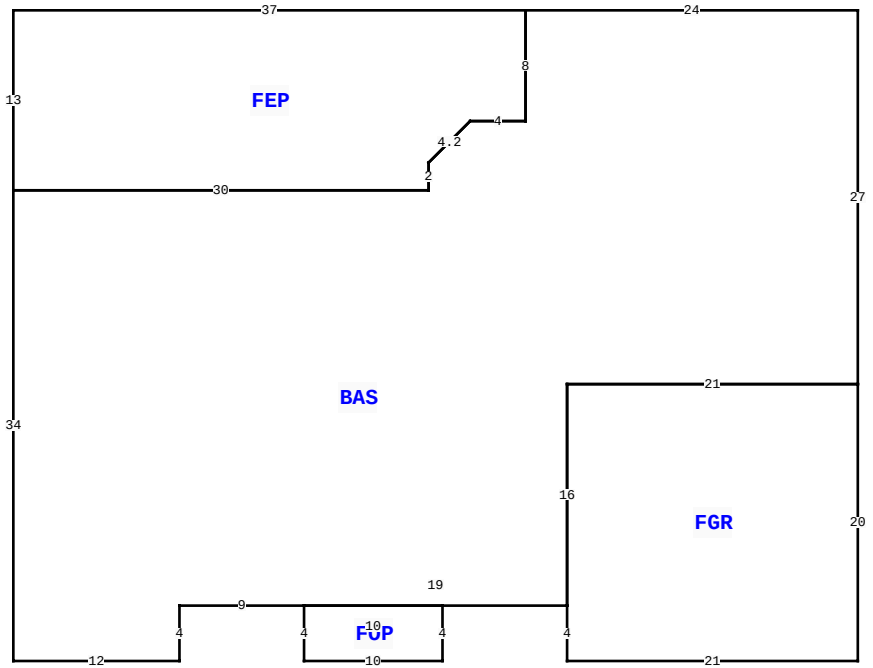
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 04 | 04 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 34316.070 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,885 | 100 | | 1,885 | 207,366 |
| FEP | 451 | 80 | | 361 | 39,713 |
| FGR | 420 | 55 | | 231 | 25,412 |
| FOP | 40 | 30 | | 12 | 1,320 |
| TOTALS | 2,796 | | | 2,489 | 273,811 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,489 | 135.1489 | 148.66 | 370,015 | 1999 | 1999 | 0 | 0 | 0 | 26.00 | 74.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 1885 HX Base Yr




382 NW COLQUITT WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 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 | 0 | 0 | 0 | 1,410.00 | UT | 1.50 | 1.50 | 100 | 1999 | 1999 | 3 | 100 | 2,115 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1999 | 1999 | 3 | 100 | 1,200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 271.00 | UT | 4.00 | 4.00 | 100 | 1999 | 1999 | 3 | 100 | 1,084 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 273,811 |
| TOTAL MARKET OB/XF VALUE | 4,399 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 313,210 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 313,210 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 313,210 |
| TOTAL JUST VALUE | 313,210 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 318,201 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1497 | SFR | 473 | 03/17/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1430/1133 | 2/15/2021 | WD | Q | I | 01 | 270,000 |
| GRANTOR: DEKLE CATHRYN S | | | | | | |
| GRANTEE: BRADY AERIALE PRISC | | | | | | |
| 0984/1687 | 5/28/2003 | WD | Q | I | | 152,000 |
| GRANTOR: HAROLD TODD & KATHERI | | | | | | |
| GRANTEE: CATHRYN S DEKLE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 FEP= W37 S13 E30 N2 U3 R3 E4 N8$ S8 W4 L3 D3 S2 W30 S34 E12 N4 E9 FOP= S4 E10 N4 W10$ E19 FGR= S4 E21 N20 W21 S16$ N16 E21 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 4,399

| 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 05/03/2023 BY JB Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS