LOT 1 & 2 BLOCK 3 PINEMOUNT VILL
556-115, 663-369, DC 1494-909, W

FENTER CHARLOTTE L/FENTER CHRISTOPHER
127 SW ANN PL
LAKE CITY, FL 32024

2027

34-3S-16-02474-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

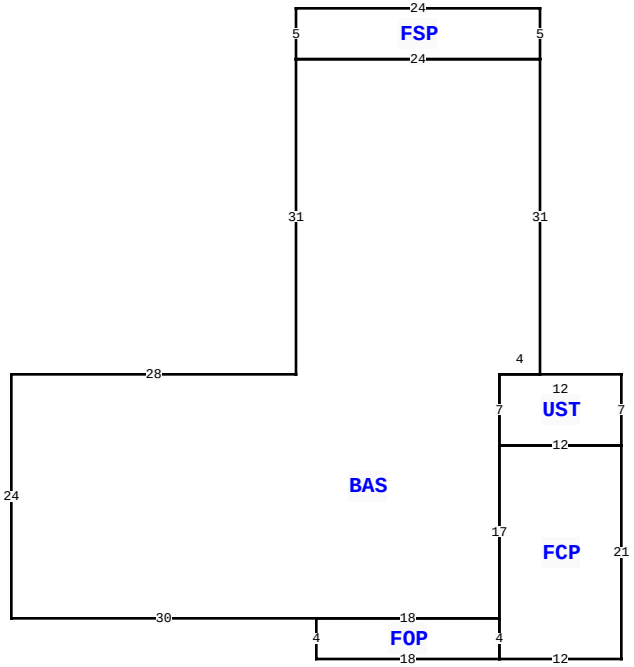
NEIGHBORHOOD/LOC 34316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100		1,896	142,810
FCP	252	25		63	4,745
FOP	72	30		22	1,657
FSP	120	40		48	3,615
UST	84	45		38	2,862
TOTALS	2,424			2,067	155,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,067	105.3500	115.88	239,524	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1896 HX Base Yr



127 SW ANN PL, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	15	13	195.00	UT	1.20	1.20	100	0	0	3	100	234	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	155,691
TOTAL MARKET OB/XF VALUE	1,434
TOTAL LAND VALUE - MARKET	31,450
TOTAL MARKET VALUE	188,575
SOH/AGL Deduction	80,510
ASSESSED VALUE	108,065
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	56,654
TOTAL JUST VALUE	188,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1495	7/11/2023	WD	U	I	11	100
GRANTOR: FENTER CHARLOTTE L						
GRANTEE: FENTER CHARLOTTE L						
0663/0369	10/03/1988	WD	Q	I		57,000
GRANTOR: MYNHIER CHARLES						
GRANTEE: FENTER JERRY W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S24 E30 FOP= S4 E18N4 W18$ E18 FCP= S4 E12 N21 W12 S17$ N17 UST= E12 N7 W12 S7$ N7 E4 N31 FSP= N5 W24 S5 E24$ W24 S31$.

LAND DESCRIPTION

TOTAL OB/XF 1,434

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-1	250.00	175.00	2.00	LT		1.00	1.00	0.85	18,500.00	15,725.00	31,450							

REVIEW DATE 06/07/2023 BY JB Total Acres: 1.00 Total Land Value: 31,450 Market: 0 Agricultural: 0 Common: 31,450 PRINTED 11/17/2026 BY SYS