

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,896	100	
FCP	252	25	
FOP	72	30	
FSP	120	40	
UST	84	45	
TOTALS	2,424		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0		117.99	243,885	1971	1971	0	0	35.00	65.00

Heated Area: 1896 HX Base Yr

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		158,525	
TOTAL MARKET OB/XF VALUE		1,434	
TOTAL LAND VALUE - MARKET		31,450	
TOTAL MARKET VALUE		191,409	
SOH/AGL Deduction		86,492	
ASSESSED VALUE		104,917	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		53,506	
TOTAL JUST VALUE		191,409	
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 &

EXTRA FEATURES		127 SW ANN PL, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0166	CONC, PAVMT	0 100

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	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	

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 S W24 S31 S.	

LAND DESCRIPTION		TOTAL OB/XF 1,434																						
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	1250.00	175.00	2.00	LT		1.00	1.00	0.85	18,500.00	15,725.00	31,450							