LOT 3 BLOCK 4 PINEMOUNT VILLAGE

ORB 788-627

FAUCHER ROBIE R/FAUCHER YUULA A
187 SW HAVANNA WAY
LAKE CITY, FL 32024

**2027**

**34-3S-16-02474-006**

## BUILDING CHARACTERISTICS

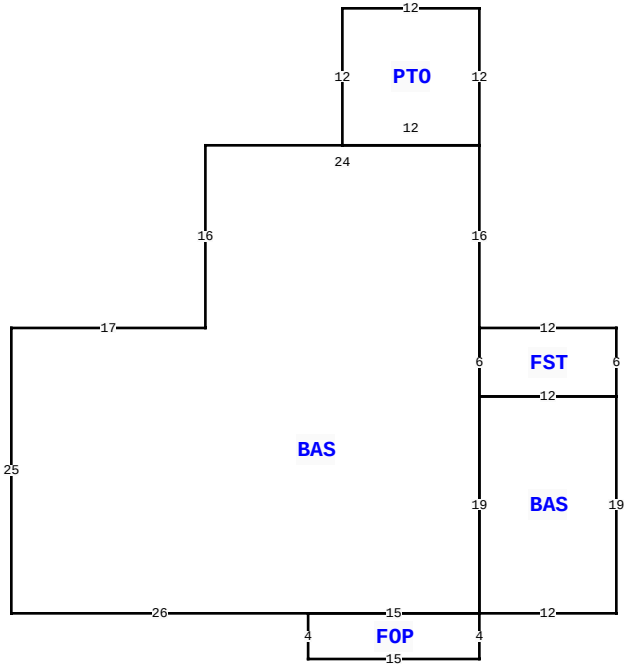
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 08 | WD OR PLY 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 | 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 | 228 | 100 | | 228 | 18,079 |
| BAS | 1,409 | 100 | | 1,409 | 111,725 |
| FOP | 60 | 30 | | 18 | 1,427 |
| FST | 72 | 55 | | 40 | 3,172 |
| PTO | 144 | 5 | | 7 | 555 |
| TOTALS | 1,913 | | | 1,702 | 134,958 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,702 | 110.9000 | 121.99 | 207,627 | 1971 | 1971 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1995 Heated Area: 1637 HX Base Yr 1995




187 SW HAVANNA WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2023 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 134,958 |
| TOTAL MARKET OB/XF VALUE | | 3,094 |
| TOTAL LAND VALUE - MARKET | | 27,750 |
| TOTAL MARKET VALUE | | 165,802 |
| SOH/AGL Deduction | | 76,470 |
| ASSESSED VALUE | | 89,332 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 37,921 |
| TOTAL JUST VALUE | | 165,802 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 168,257 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0788/0627 | 3/29/1994 | WD | Q | I | | 56,900 |
| GRANTOR: LAWRENCE TURNER | | | | | | |
| GRANTEE: ROBIE & YUULA FAUCH | | | | | | |
| 0544/0139 | 7/01/1984 | WD | Q | I | | 56,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 S16 W17 S25 E26 FOP= S4 E15 N4 W15$ E15 BAS= E12 N19 W12 S19$ N19 FST= E12 N6 W12 S6$N6 N16$ PTO= N12 W12 S12 E12$.

## 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 | 0 | 0 | 1.00 | UT | 100.00 | 100.00 | 500 | 0 | 0 | 3 | 500 | 500 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 210.00 | UT | 4.50 | 4.50 | 70 | 1993 | 1993 | 3 | 70 | 662 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 12 | 144.00 | UT | 7.50 | 7.50 | 40 | 1993 | 1993 | 3 | 40 | 432 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2023 | 2022 | | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,094

| 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- | 1133.00 | 515.00 | 1.00 | LT | | 1.00 | 1.00 | 1.50 | 18,500.00 | 27,750.00 | 27,750 | | | | | | | |

REVIEW DATE 06/07/2023 BY KS Total Acres: 1.57 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 11/17/2026 BY SYS