LOT 22 BLOCK B BELLAIRE S/D.

321-177, 823-1852

WATSON ROBIN A
180 SE GREG PLACE
LAKE CITY, FL 32025

2027

34-3S-17-06989-022

BUILDING CHARACTERISTICS

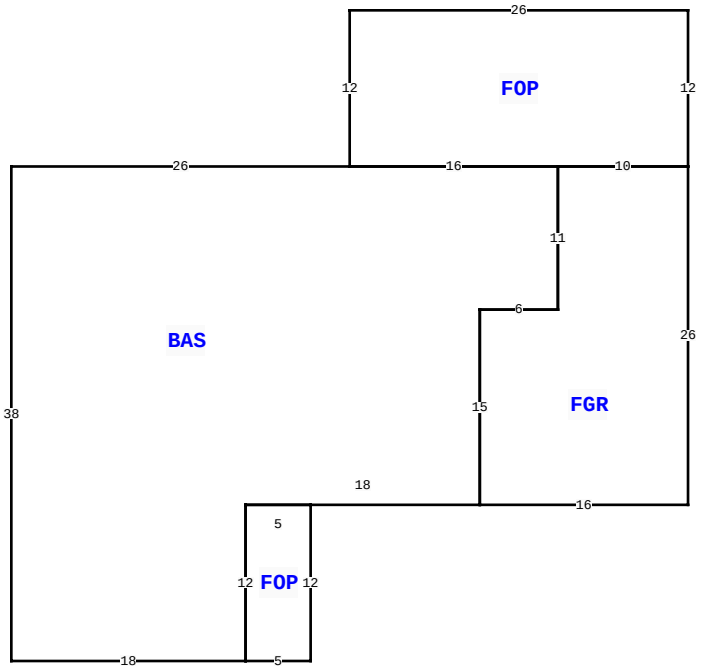
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	MSNRY STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	34317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,218	100		1,218	102,328
FGR	350	55		192	16,130
FOP	60	30		18	1,513
FOP	312	30		94	7,898
TOTALS	1,940			1,522	127,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,522	117.5040	129.25	196,718	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1218 HX Base Yr 1997



180 SE GREG PL, 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	127,867
TOTAL MARKET OB/XF VALUE	1,250
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	147,617
SOH/AGL Deduction	74,137
ASSESSED VALUE	73,480
TOTAL EXEMPTION VALUE	HX HB 48,480
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	147,617
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046340	Roof Replacement	11,000	01/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0823/1852	6/17/1996	WD	Q	I	03	37,500

GRANTOR: DORIS L & DONALD WATS

GRANTEE: ROBIN A WATSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S38 E18 FOP= E5 N12W5 S12$ N12 E18 FGR= E16 N26 W10 S11 W6 S15$ N15 E6 N11 FOP= E10 N12 W26 S12 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 1,250

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/13/2023 BY JS Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS