LOT 15 BLOCK C BELLAIRE S/D.

522-240, 694-243, WD 1026-2835,

RATLIFF HEIDI
840 SE DEFENDER DR
LAKE CITY, FL 32025

2027

34-3S-17-07000-000

BUILDING CHARACTERISTICS

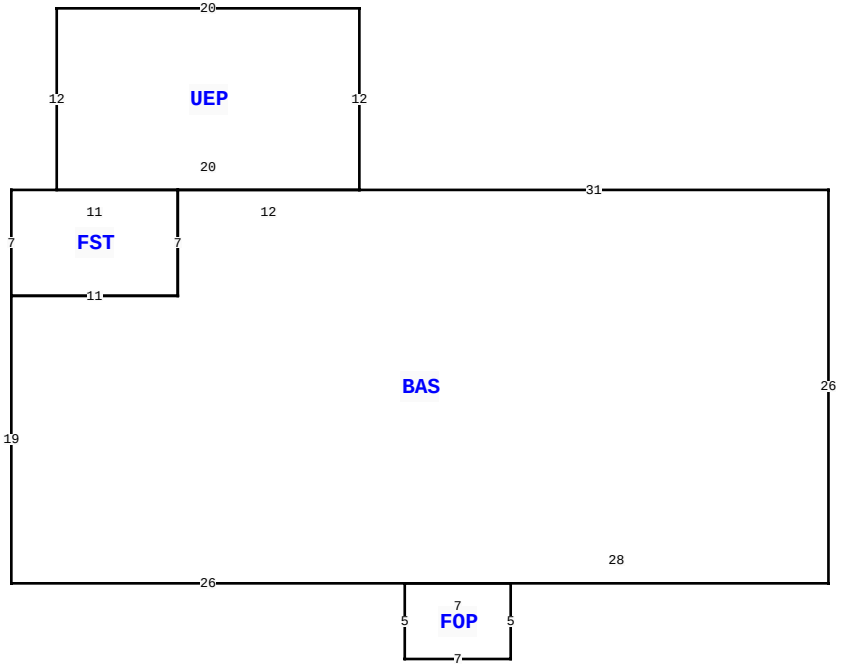
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,327	100		1,327	108,776
FOP	35	30		10	820
FST	77	55		42	3,443
UEP	240	60		144	11,804
TOTALS	1,679			1,523	124,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,523	114.6420	126.11	192,066	1970	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1327 HX Base Yr



840 SE DEFENDER DR, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0294	SHED WOOD/	0	0	16	10	1.00	UT	0.00	0.00	100	0	0	3	100	700	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	124,843
TOTAL MARKET OB/XF VALUE	1,150
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	144,493
SOH/AGL Deduction	0
ASSESSED VALUE	144,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,493
TOTAL JUST VALUE	144,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049295	Roof Replacement	8,400	02/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2763	9/04/2026	WD	Q	I	01	176,500
GRANTOR: PARKER DEVELOPMENT, L						
GRANTEE: RATLIFF HEIDI						
1341/0588	7/12/2017	WD	U	I	12	74,000
GRANTOR: CARRINGTON MORTGAGE S						
GRANTEE: PARKER DEVELOPMENT,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UEP= N12 W20 S12 E20$ W12 FST= W11 S7 E11 N7$ S7 W11 S19 E26 FOP= S5 E7 N5 W7$ E28 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,150

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	18,500.00	18,500.00	18,500							

REVIEW DATE 03/14/2024 BY JS Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS