LOT 6 BLOCK E BELLAIRE S/D.

392-327, DC 864-333, 868-2546,

CRAWFORD NELSON M
171 SE NATALIE TER
LAKE CITY, FL 32025

**2027**

**34-3S-17-07013-006**

## BUILDING CHARACTERISTICS

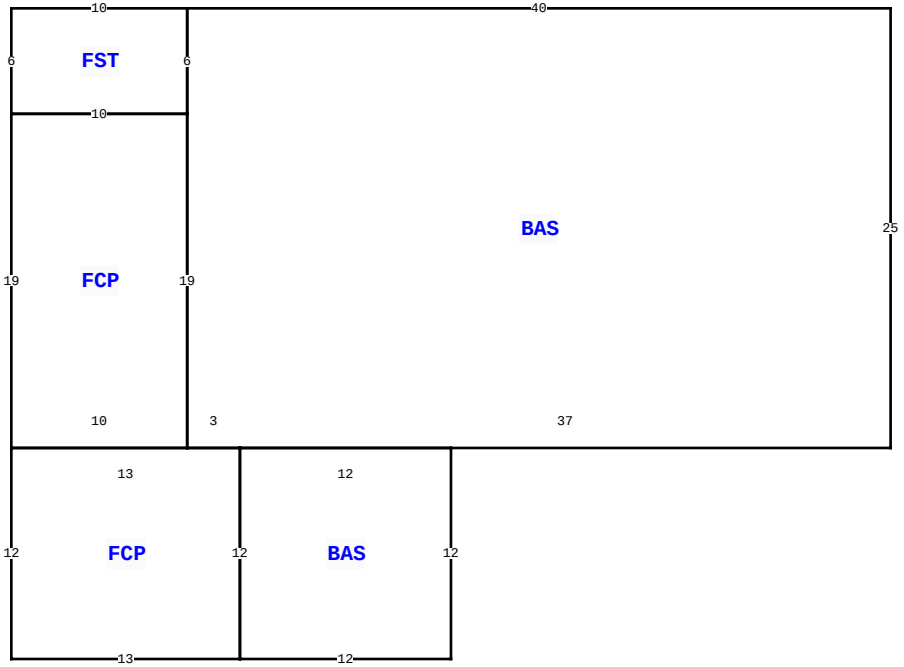
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 90 |
| Roof Cover | 12 | MODULAR MT 10 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 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 | 34317.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 144 | 100 | | 144 | 11,881 |
| BAS | 1,000 | 100 | | 1,000 | 82,511 |
| FCP | 156 | 25 | | 39 | 3,218 |
| FCP | 190 | 25 | | 48 | 3,960 |
| FST | 60 | 55 | | 33 | 2,723 |
| TOTALS | 1,550 | | | 1,264 | 104,294 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,264 | 115.4000 | 126.94 | 160,452 | 1977 | 1987 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2003 Heated Area: 1144 HX Base Yr 2003




171 SE NATALIE TER, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 104,294 |
| TOTAL MARKET OB/XF VALUE | | 850 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 123,644 |
| SOH/AGL Deduction | | 47,762 |
| ASSESSED VALUE | | 75,882 |
| TOTAL EXEMPTION VALUE | HX HB | 50,882 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 123,644 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 125,542 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31024 | MAINT/ALTR | 0 | 05/09/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0952/1859 | 4/30/2002 | WD | P | I | 99 | 59,000 |
| GRANTOR: REGISTER | | | | | | |
| GRANTEE: CRAWFORD | | | | | | |
| 0868/2546 | 11/10/1998 | WD | Q | I | | 48,900 |
| GRANTOR: RAMIREZ | | | | | | |
| GRANTEE: REGISTER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 FST= W10 S6 E10 N6$S6 FCP= W10 S19 FCP= S12 E13 N12 W13$ E10 N19$ S19 E3 BAS= S12 E12 N12 W12$ E37 N25$.

## 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 | 150 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 850

| 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 01/25/2017 BY DF Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS