LOT 100 EASTSIDE VILLAGE S/D.
716-33, 730-341, 754-1243, 774-7

SPARROW ROXANA
131 SE PAMELA PL
LAKE CITY, FL 32025

**2027**

**34-3S-17-07018-200**

## BUILDING CHARACTERISTICS

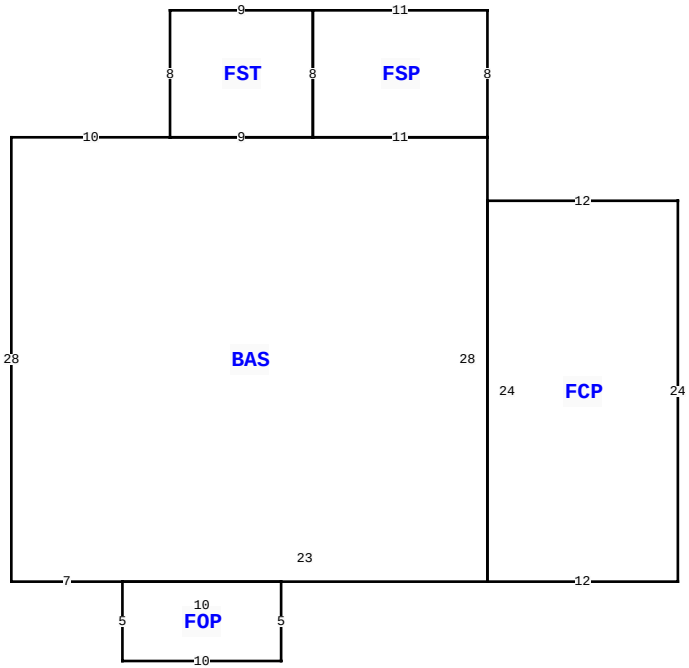
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 | 34317.040 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 840 | 100 | | 840 | 69,833 |
| FCP | 288 | 25 | | 72 | 5,986 |
| FOP | 50 | 30 | | 15 | 1,247 |
| FSP | 88 | 40 | | 35 | 2,910 |
| FST | 72 | 55 | | 40 | 3,325 |
| TOTALS | 1,338 | | | 1,002 | 83,301 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,002 | 116.2720 | 127.90 | 128,156 | 1990 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 840 HX Base Yr




131 SE PAMELA 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 | 0 | 30 | 9 | 270.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 378 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 83,301 |
| TOTAL MARKET OB/XF VALUE | 378 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 106,179 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 106,179 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 106,179 |
| TOTAL JUST VALUE | 106,179 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 107,690 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054313 | Roof Replacement | 11,700 | 10/23/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1465/2626 | 4/29/2022 | WD | Q | I | 01 | 139,000 |
| GRANTOR: FLORIDA OPPORTUNITY R | | | | | | |
| GRANTEE: SPARROW ROXANA | | | | | | |
| 1364/2035 | 6/20/2018 | CT | U | I | 18 | 51,000 |
| GRANTOR: CLERK OF COURT (THOMA | | | | | | |
| GRANTEE: FLORIDA OPPORTUNITY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 S28 E7 FOP= S5 E10N5 W10$ E23 FCP= E12 N24 W12S24$ N28 FSP= N8 W11 S8 E11$W11 FST= N8 W9 S8 E9$ W9$.

## LAND DESCRIPTION

TOTAL OB/XF 378

| 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/MH | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 02/09/2017 BY DF Total Acres: 0.16 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS