LOT 7 BLOCK 1 ANDREWS PARK ADDIT
ORB 489-101,ORB 733-391, 812-233

RUSSELL JEFFREY R
1062 NE COLVIN AVE
LAKE CITY, FL 32055

**2027**

**34-3S-17-07050-000**

## BUILDING CHARACTERISTICS

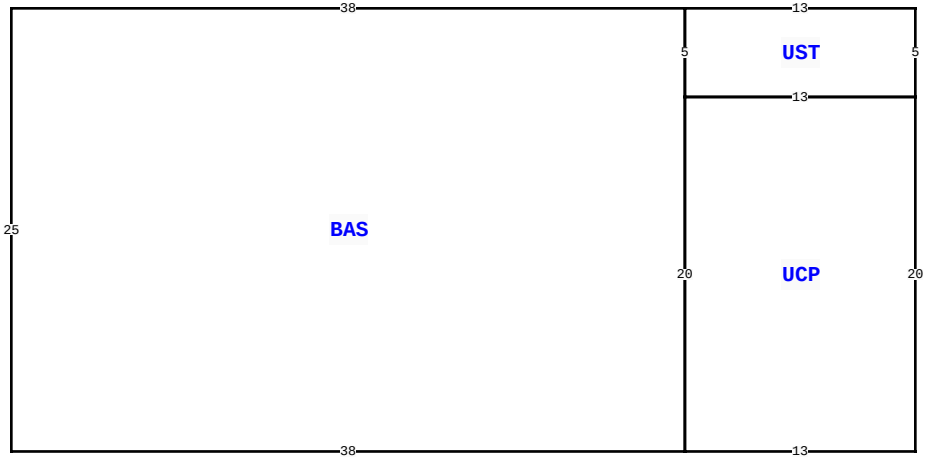
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 02 | CONVECTION 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 | 34317.050 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 950 | 100 | | 950 | 76,434 |
| UCP | 260 | 20 | | 52 | 4,184 |
| UST | 65 | 45 | | 29 | 2,334 |
| TOTALS | 1,275 | | | 1,031 | 82,951 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,031 | 112.5280 | 123.78 | 127,617 | 1968 | 1968 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 950 HX Base Yr




373 SE ANDREW PARK DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 82,951 |
| TOTAL MARKET OB/XF VALUE | 100 |
| TOTAL LAND VALUE - MARKET | 7,150 |
| TOTAL MARKET VALUE | 90,201 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 90,201 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 90,201 |
| TOTAL JUST VALUE | 90,201 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 91,709 |

SALE:1:1: LOT 7 BLK 1 ANDREWS PARK ADDITION # 1

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042867 | Roof Replacement | 8,200 | 09/30/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0970/0308 | 12/09/2002 | WD | Q | I | | 37,000 |
| GRANTOR: JAMES A & JENELL ADAM | | | | | | |
| GRANTEE: JEFFREY R RUSSELL | | | | | | |
| 0812/2337 | 11/01/1995 | WD | U | I | 32 | 21,300 |
| GRANTOR: GREGORY JAMES SHAFER | | | | | | |
| GRANTEE: JAMES A & JENNELL A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W38 S25 E38 UCP= E13 N20 W13 S20$ N20 UST= E13 N5 W13 S5$ N5$.

## LAND DESCRIPTION

TOTAL OB/XF 100

| 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 | | | 0.00 | 0.00 | 0.55 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 7,150 | | | | | | | |

REVIEW DATE 02/02/2017 BY DF Total Acres: 0.55 Total Land Value: 7,150 Market: 0 Agricultural: 0 Common: 7,150 PRINTED 11/17/2026 BY SYS