LOT 12 & S1/2 LOT 11 BLOCK 10 CO ESTATES S/D.

SPARKS CONSTRUCTION AND DESIGN INC
184 N MARION AVE
LAKE CITY, FL 32055

2027

34-3S-17-07070-000

BUILDING CHARACTERISTICS

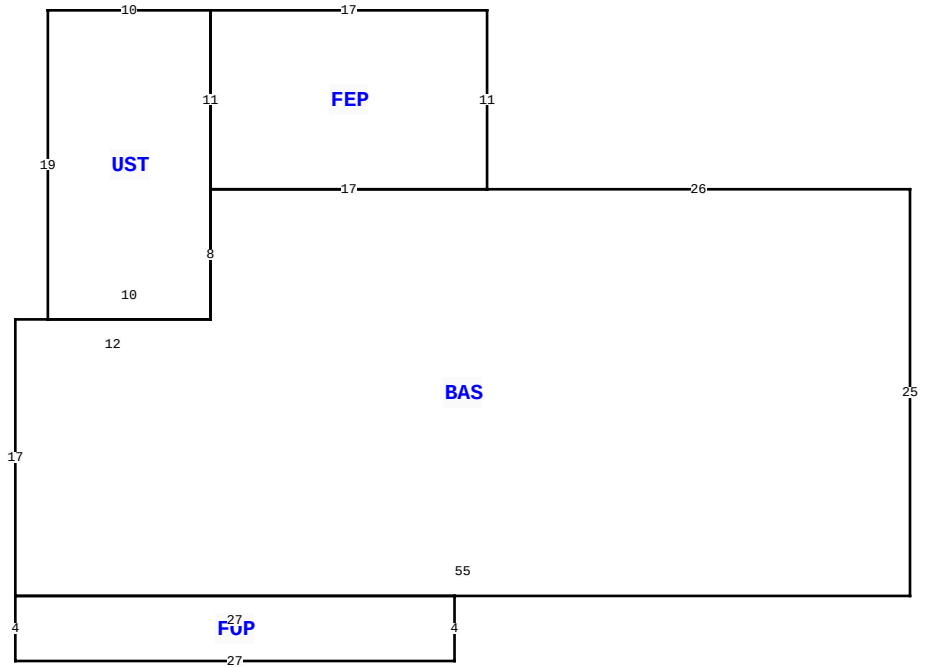
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		34317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,279	100		1,279	73,426
FEP	187	80		150	8,611
FOP	108	30		32	1,837
UST	190	45		86	4,937
TOTALS	1,764			1,547	88,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,547	94.8915	104.38	161,476	1964	1964	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2023 Heated Area: 1279 HX Base Yr



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

165 SE DEFENDER DR, LAKE CITY

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	2012	2012	3	100	50	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	88,812
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	107,412
SOH/AGL Deduction	0
ASSESSED VALUE	107,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,412
TOTAL JUST VALUE	107,412
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,028

SALE:1:1: COUNTRY CLUB ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044481	Remodel	25,000	05/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/2775	3/29/2022	WD	Q	I	01	100,000
GRANTOR: LANG ANDREW M						
GRANTEE: SPARKS CONSTRUCTION						
1361/1877	5/31/2018	WD	Q	I	01	47,500
GRANTOR: SEAN P KILLORAN						
GRANTEE: ANDREW M LANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FEP= N11 W17 S11 E17$ W17 UST= N11 W10 S19 E10 N8$
S8 W12 S17 FOP= S4 E27 N4 W27$ E55 N25 $.

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		RSF-2	75.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/24/2026 BY robin Total Acres: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS