COMM NE COR OF SE1/4, RUN W 1955
RUN S 645.67 FT, W 683.50 FT, N
683.50 FT TO POB.

NORRIS STASIA/NORRIS STEPHEN A
497 SW SUNDAY GLN
LAKE CITY, FL 32024

**2027**

**34-4S-16-03271-005**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 100 |
| Stories | 2. | 2. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 01

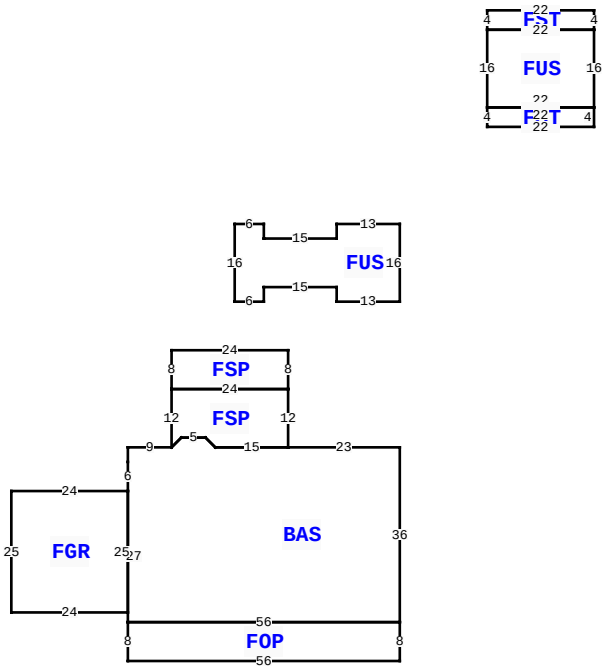
NEIGHBORHOOD/LOC 34416.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,030 | 100 | | 2,030 | 156,344 |
| FGR | 600 | 55 | | 330 | 25,416 |
| FOP | 448 | 30 | | 134 | 10,320 |
| FSP | 192 | 40 | | 77 | 5,930 |
| FSP | 274 | 40 | | 110 | 8,472 |
| FST | 88 | 55 | | 48 | 3,697 |
| FST | 88 | 55 | | 48 | 3,697 |
| FUS | 352 | 100 | | 352 | 27,110 |
| FUS | 454 | 100 | | 454 | 34,966 |
| TOTALS | 4,526 | | | 3,583 | 275,950 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,583 | 112.9280 | 124.22 | 445,080 | 1997 | 1997 | 0 | 0 | 10 | 28.00 | 62.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 2836 HX Base Yr




497 SW SUNDAY GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 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 | 0 | 0 | 753.00 | UT | 1.50 | 1.50 | 100 | 1997 | 1997 | 3 | 100 | 1,130 | |
| 2 | 0021 | BARN,FR AE | 0 | 0 | 17 | 32 | 544.00 | UT | 5.50 | 5.50 | 100 | 1997 | 1997 | 3 | 100 | 2,992 | |
| 3 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1997 | 1997 | 3 | 100 | 1,200 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 0 | 14 | 32 | 448.00 | UT | 2.50 | 2.50 | 100 | 1997 | 1997 | 3 | 100 | 1,120 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 0 | 14 | 32 | 448.00 | UT | 2.50 | 2.50 | 100 | 1997 | 1997 | 3 | 100 | 1,120 | |
| 6 | 0280 | POOL R/CON | 0 | 0 | 16 | 32 | 512.00 | UT | 70.00 | 70.00 | 100 | 2008 | 2008 | 3 | 58 | 20,787 | |
| 7 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 800 | |
| 8 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 275,950 |
| TOTAL MARKET OB/XF VALUE | 29,349 |
| TOTAL LAND VALUE - MARKET | 95,190 |
| TOTAL MARKET VALUE | 400,489 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 400,489 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 400,489 |
| TOTAL JUST VALUE | 400,489 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 405,509 |

SALE:1:1: 10.02 AC SPLIT FROM RE 03271

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043188 | Roof Replacement | 18,000 | 11/17/2021 |
| 26892 | POOL | 190 | 04/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1554/2624 | 11/06/2025 | WD | Q | I | 01 | 450,000 |
| GRANTOR: KETTERLING DEAN E | | | | | | |
| GRANTEE: NORRIS STASIA | | | | | | |
| 1360/0305 | 4/23/2018 | QC | U | I | 11 | 100 |
| GRANTOR: DEAN E & NANCY B KETT | | | | | | |
| GRANTEE: DEAN E & NANCY B KE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W23 FSP= N12 FSP= N8 W24 S8 E24$ W24 S12 R2 U2 E5 D2 R2 E15$ W15 L2 U2 W5 D2 L2 W9 S3 S6 FGR= W24 S25 E24 N25$ S27 FOP= S8 E56 N8 W56$ E56 N36 $ PTR= N30FUS= N16 W13 S3 W15 N3 W6 S16E6 N3 E15 S3 E13$ S30 PTR= N70 E40 FUS= N16 FST= N4 W22S4 E22$ W22 S16 FST= S4 E22 N4 W22$ E22$ S70 W40$.

## LAND DESCRIPTION

TOTAL OB/XF 29,349

| 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 | | 00 | 0.00 | 0.00 | 10.02 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 95,190 | | | | | | | |

REVIEW DATE 02/11/2026 BY TP Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/17/2026 BY SYS