

LOT 6 CLOVERDALE S/D  
ORB 745-162, 754-1617, 1387-2624,

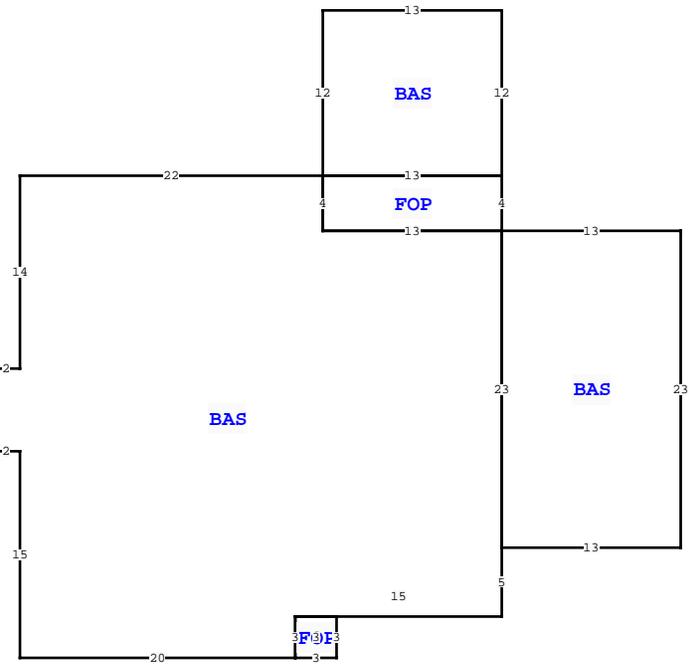
O'STEEN BELINDA KAY  
2768 SW KING ST  
LAKE CITY, FL 32024

2026

34-4S-16-03272-106

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual Units	05 CONV 100 0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	01 01				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	34416.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	156	100		156	10,392
BAS	299	100		299	19,917
BAS	1,140	100		1,140	75,940
FOP	9	30		3	200
FOP	52	30		16	1,066
TOTALS	1,656			1,614	107,515

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,614	90.1170	100.93	162,901	1991	1991	0	0	34.00	66.00
1 SINGLE FAM			100% - 0	Heated Area: 1595				HX Base Yr			



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	107,515	
TOTAL MARKET OB/XF VALUE	53,074	
TOTAL LAND VALUE - MARKET	20,700	
TOTAL MARKET VALUE	181,289	
SOH/AGL Deduction	63,721	
ASSESSED VALUE	117,568	
TOTAL EXEMPTION VALUE	HX HB 51,411	
BASE TAXABLE VALUE	66,157	
TOTAL JUST VALUE	181,289	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	182,224	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40277	POOL ENCL	0	08/04/2020
36829	POOL	238	06/08/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0754/1617	12/26/1991	WD	Q	I		50,900
GRANTOR: CLARA CAMPBELL						
GRANTEE: BELINDA O'STEEN						
0745/0162	4/23/1991	WD	Q	V	03	7,500
GRANTOR: BLACKWELL-CAMPBELL						
GRANTEE: CLARA CAMPBELL						

EXTRA FEATURES																	
L N	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	12	90	1,080.00	UT	1.40	1.40	100	0	0	3	100	1,512	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2018	2018	3	86	30,822	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
6	0282	POOL ENCL	0	100	0	0	1,240.00	UT	15.00	15.00	100	2025	2024		90	16,740	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	AC		1.00	1.00	0.90	23,000.00	20,700.00	20,700							