

LOT 12 ALEXANDRA HEIGHTS S/D.
448-34, 546-688, 743-734, PB 146

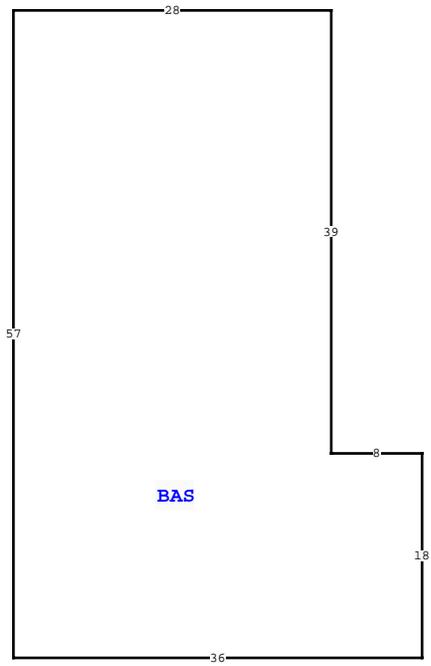
SANDERS JOHN
267 NE GRANGER MILL AVE
LAKE CITY, FL 32055

2026

35-3S-17-07352-000
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,740	71.8389	81.90	142,506	1961	1961	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2022 Heated Area: 1740 HX Base Yr														



Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	35317.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	92,629
TOTALS	1,740			1,740	92,629

238 NE HI HAT PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES														TOTAL OB/XF													
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100											

LAND DESCRIPTION														TOTAL OB/XF										
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	0			0.00	0.00	49,504.00	SF		1.00	1.00	1.00	0.25	0.25	12,376							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			92,629
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			12,376
TOTAL MARKET VALUE			105,105
SOH/AGL Deduction			0
ASSESSED VALUE			105,105
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			105,105
TOTAL JUST VALUE			105,105
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0743/0734	3/15/1991	WD	Q	I		20,000
GRANTOR: ZINNERMAN CLARENCE						
GRANTEE: SANDERS JOHN & RUBY						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W28 S57 E36 N18 W8 N39 S.									