LOT 18 ALEXANDRA HEIGHTS S/D.
PB 882-1252, 893-101,102, 893-20

MCCALLUM NAURA
203 NE DEW DROP PL
LAKE CITY, FL 32055

**2027**

**35-3S-17-07363-000**

## BUILDING CHARACTERISTICS

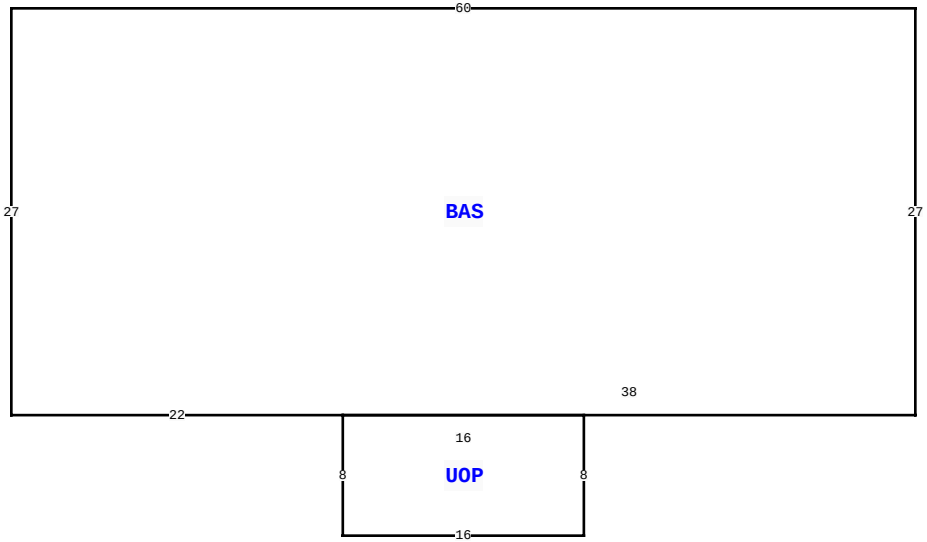
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 1,620 | 100 | | 1,620 | 97,698 |
| UOP | 128 | 25 | | 32 | 1,930 |
| TOTALS | 1,748 | | | 1,652 | 99,628 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,652 | 117.9000 | 109.65 | 181,142 | 2000 | 2000 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2002 Heated Area: 1620 HX Base Yr 2002




203 NE DEW DROP WAY, 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 100 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 99,628 |
| TOTAL MARKET OB/XF VALUE | | 8,300 |
| TOTAL LAND VALUE - MARKET | | 10,845 |
| TOTAL MARKET VALUE | | 118,773 |
| SOH/AGL Deduction | | 58,626 |
| ASSESSED VALUE | | 60,147 |
| TOTAL EXEMPTION VALUE | HX HB WR | 40,147 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 118,773 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 119,845 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16445 | M H | 125 | 12/30/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0893/2052 | 12/17/1999 | WD | Q | I | | 6,000 |
| GRANTOR: V MCCLARY | | | | | | |
| GRANTEE: MCCALLUM | | | | | | |
| 0893/0101 | 11/24/1999 | QC | Q | I | 01 | 100 |
| GRANTOR: P PHILLIPS ETAL | | | | | | |
| GRANTEE: V MCCLARY (ALSO 89 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S27 E22 UOP= S8 E16 N8 W16$ E38 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 8,300

| 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 | 0200 | C | MBL HM | 100 | | | 0.00 | 0.00 | 43,380.00 | SF | | 1.00 | 1.00 | 1.00 | 0.25 | 0.25 | 10,845 | | | | | | | |

REVIEW DATE 02/15/2017 BY BC Total Acres: 1.00 Total Land Value: 10,845 Market: 0 Agricultural: 0 Common: 10,845 PRINTED 11/17/2026 BY SYS