

COM NW COR OF NE1/4, RUN E
30.33 FT TO E R/W PEACOCK RD,
S 801.71 FT, E 198.27 FT FOR

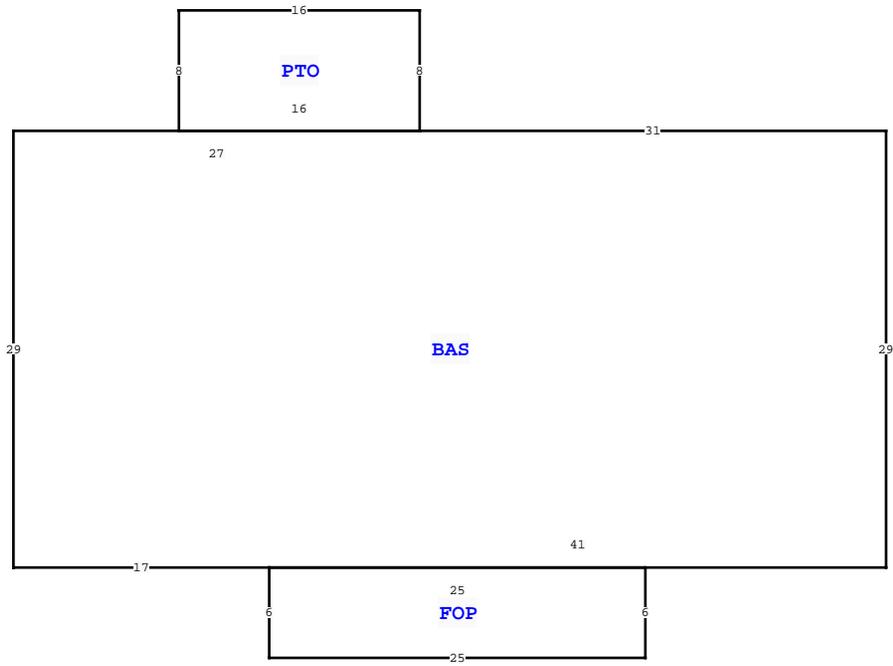
MAY KENNETH WADE/MAY ANGELA JEWELL
1525 SE ALDRED MARKHAM ST
LAKE CITY, FL 32025

2026

35-4S-17-09031-012
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	12	HARDWOOD	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	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	02
NEIGHBORHOOD/LOC	35417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,682	100	
FOP	150	30	
PTO	128	5	
TOTALS	1,960		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2008									
Heated Area: 1682 HX Base Yr 2008												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			163,436
TOTAL MARKET OB/XF VALUE			25,694
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			229,130
SOH/AGL Deduction			64,413
ASSESSED VALUE			164,717
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			113,306
TOTAL JUST VALUE			229,130
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25182	POOL	150	10/31/2006
24916	POOL	497	08/25/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1092/1306	2/02/2006	WD Q	Q	V	01	100
GRANTOR: STANLEY CREEL						
GRANTEE: KENNETH & ANGELA MA						
1055/1886	8/16/2005	WD U	I	08		75,000
GRANTOR: WANDA L TITUS						
GRANTEE: STANLEY CREEL						

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	6	7	UT	3.00	3.00	100	2006	2006	3	100	129	
2	0031	BARN, MT AE	0	100	26	30	UT	9.00	9.00	75	2012	2012	3	75	5,265	
3	0031	BARN, MT AE	0	100	40	80	UT	7.00	7.00	75	2012	2012	3	75	16,800	
4	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	3,500	

TOTAL OB/XF													25,694											
LAND DESCRIPTION													25,694											
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		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							

BUILDING NOTES												
BAS= W31 PTO= N8 W16 S8 E16\$ W27 S29 E17 FOP= S6 E25 N6 W25\$E41 N29\$.												

BUILDING DIMENSIONS												
BAS= W31 PTO= N8 W16 S8 E16\$ W27 S29 E17 FOP= S6 E25 N6 W25\$E41 N29\$.												

LAND DESCRIPTION													TOTAL OB/XF					25,694						
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1	0100	C	SFR	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							