COMM SE COR OF SEC, RUN N 60.01
ON N R/W LINE SR-238, RUN W 1503
POB, CONT W 295.67 FT, N 293.46

WITT TOBY
1025 SE STATE ROAD 238
LAKE CITY, FL 32025

**2027**

**35-5S-17-09522-001**

## BUILDING CHARACTERISTICS

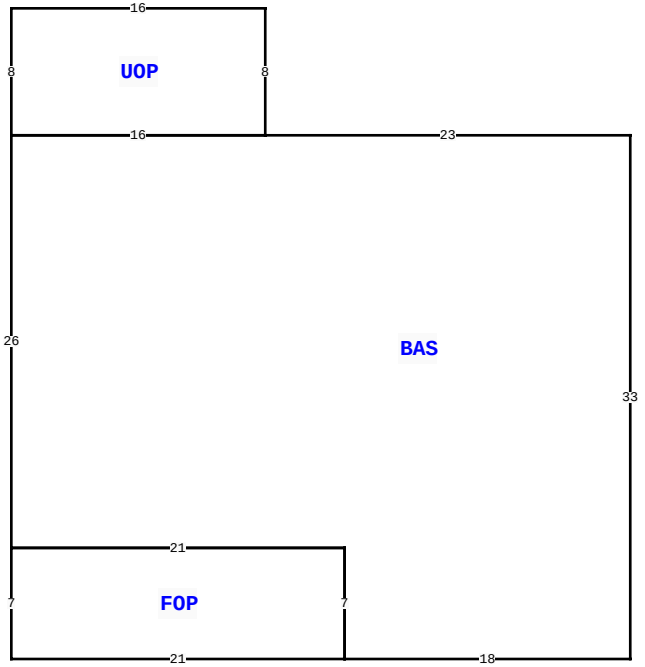
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 35517.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,140 | 100 | | 1,140 | 68,091 |
| FOP | 147 | 30 | | 44 | 2,628 |
| UOP | 128 | 20 | | 26 | 1,553 |
| TOTALS | 1,415 | | | 1,210 | 72,272 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,210 | 83.5380 | 91.89 | 111,187 | 1900 | 1900 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1140 HX Base Yr




1025 SE STATE ROAD 238 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 0040 | BARN,POLE | 0 | 100 | 24 | 30 | 768.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 1,920 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 750 | |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 72,272 |
| TOTAL MARKET OB/XF VALUE | | 3,870 |
| TOTAL LAND VALUE - MARKET | | 32,000 |
| TOTAL MARKET VALUE | | 108,142 |
| SOH/AGL Deduction | | 69,169 |
| ASSESSED VALUE | | 38,973 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 13,973 |
| TOTAL JUST VALUE | | 108,142 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 109,455 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1348/1978 | 7/11/2017 | QC | U | I | 30 | 100 |
| GRANTOR: ORMOND GERALD WITT JR | | | | | | |
| GRANTEE: TOBY WITT | | | | | | |
| 1272/1843 | 4/02/2014 | QC | U | I | 11 | 0 |
| GRANTOR: MARGARET WITT | | | | | | |
| GRANTEE: TOBY WITT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W23 UOP= N8 W16 S8 E16$ W16 S26 FOP= S7 E21N7 W21$ E21 S7 E18 N33$.

## LAND DESCRIPTION

TOTAL OB/XF 3,870

| 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 | 100 | | | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 32,000 | | | | | | | |

REVIEW DATE 09/21/2017 BY DF Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS