SW1/4 OF SW1/4 & W1/2 OF SE1/4 O
GRADED RD EX RD R/W, EX 5.09 AC
891-2238, & EX 5.83 AC DESC IN O

**PETERSON FREDDIE R JR**
1160 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

**2027**

**36-2S-15-00118-000**

## BUILDING CHARACTERISTICS

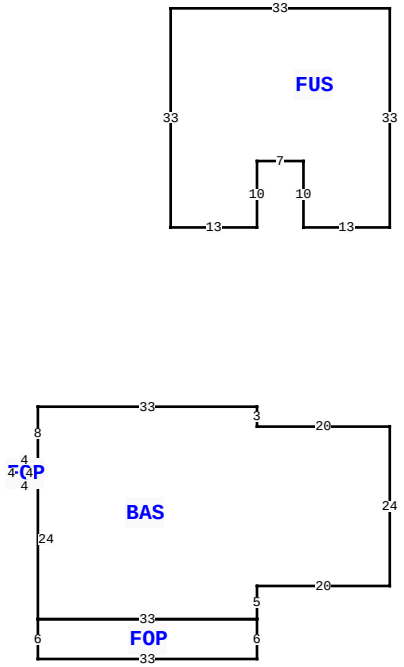
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 36215.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,536 | 100 | | 1,536 | 175,486 |
| FOP | 16 | 30 | | 5 | 571 |
| FOP | 198 | 30 | | 59 | 6,741 |
| FUS | 1,019 | 100 | | 1,019 | 116,419 |
| TOTALS | 2,769 | | | 2,619 | 299,217 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,619 | 122.1898 | 134.41 | 352,020 | 2013 | 2013 | 0 | 0 | 0 | 15.00 | 85.00 |

2 SINGLE FAM 100% - 2022 Heated Area: 2555 HX Base Yr 2022




1160 NW LOWER SPRINGS RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 299,217 |
| TOTAL MARKET OB/XF VALUE | | 1,200 |
| TOTAL LAND VALUE - MARKET | | 82,300 |
| TOTAL MARKET VALUE | | 382,717 |
| SOH/AGL Deduction | | 45,207 |
| ASSESSED VALUE | | 337,510 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 286,099 |
| TOTAL JUST VALUE | | 382,717 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 388,148 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000056953 | Electrical Servic | | 11/12/2026 |
| 30507 | SFR | 808 | 10/08/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1239/0816 | 7/31/2012 | WD | Q | V | 01 | 42,500 |
| GRANTOR: PAUL D & MARY D GOULE | | | | | | |
| GRANTEE: FREDDIE R PETERSON | | | | | | |
| 1123/1125 | 6/25/2007 | WD | Q | I | | 80,000 |
| GRANTOR: CAPITAL RESOURCES FIN | | | | | | |
| GRANTEE: PAUL D & MARY D GOU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 N3 W33 S8 S24 E33 N5 E20 N24 $
FUS=[ORIG=0,-30] N33 W33 S33 E13 N10 E7 S10 E13 $
FOP=[ORIG=-53,29] S6 E33 N6 W33 $
FOP=[ORIG=-53,5] W4 S4 E4 N4 $
.

## 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 | 2013 | 2013 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,200

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 10,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | | 0.00 | 0.00 | 7.23 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 72,300 | | | | | | | |

REVIEW DATE 01/03/2023 BY JD Total Acres: 8.23 Total Land Value: 82,300 Market: 0 Agricultural: 0 Common: 82,300 PRINTED 11/17/2026 BY SYS