

LOTS 10 & 11 BLOCK A COLLEGE MAN  
337-657, 784-42, 864-1743, 878-2

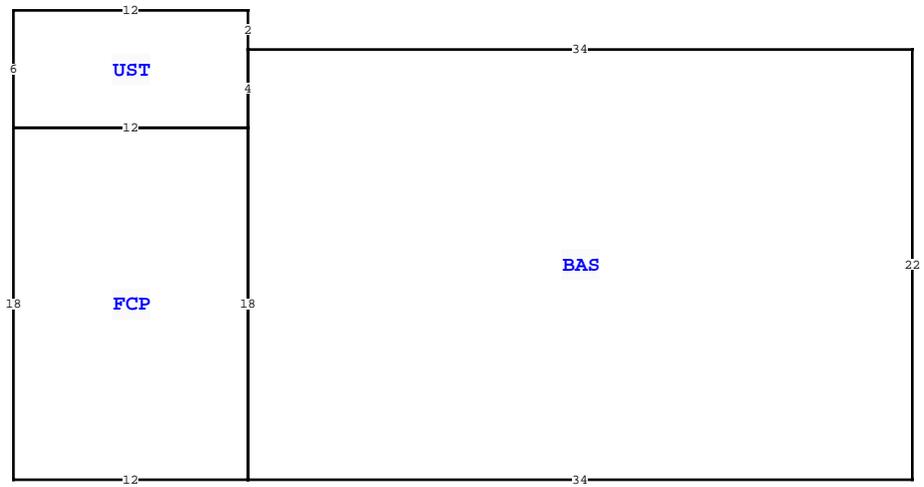
PERRY WILLIAM G/PERRY KAREN S  
1468 SW MAIN BLVD, SUITE 105-55  
LAKE CITY, FL 32025

**2026**

36-3S-17-07411-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	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
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	748	100	
FCP	216	25	
UST	72	45	
TOTALS	1,036		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	0%	- 0									
				Heated Area: 748								
				HX Base Yr								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			53,429
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			11,000
TOTAL MARKET VALUE			64,429
SOH/AGL Deduction			0
ASSESSED VALUE			64,429
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			64,429
TOTAL JUST VALUE			64,429
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			63,489

SALE:3:1: IMPROVEMENTS ADDED AFTER SALE  
SALE:2:1: LOTS 10,11,12 & 13 BLK A COLLEGE MANOR  
XFOB:1:1: HOUSE BEING USED FOR STORAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045323	Electrical Servic	0	08/30/2022
15784	REMODEL	75	07/15/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/1799	5/14/2015	WD Q	Q	I	01	68,500
GRANTOR: JEFFERY L RUFFO & TEE						
GRANTEE: WILLIAM G & KAREN S						
0878/2001	4/16/1999	WD Q	Q	I	03	40,000
GRANTOR: SPARKS						
GRANTEE: RUFFO						

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
4537 E US HIGHWAY 90 , LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W34 UST= N2 W12 S6 E12 N4\$ S4 FCP= W12 S18 E12 N18\$ S18 E34 N22\$.

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	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	0		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	11,000							