LOTS 12 & 13 COLLEGE MANOR BLOCK
915-851, 944-1949, 960-2659, WD

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

2027

36-3S-17-07412-000

BUILDING CHARACTERISTICS

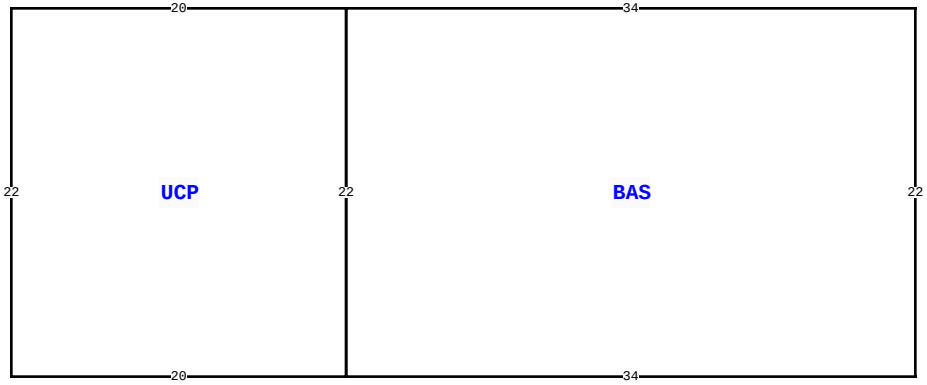
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100		748	44,682
UCP	440	20		88	5,257
TOTALS	1,188			836	49,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	836	98.7390	108.61	90,798	1964	1964	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 748 HX Base Yr



4553 E US HIGHWAY 90 , 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	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	70	1993	1993	3	70	420	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	49,939
TOTAL MARKET OB/XF VALUE	420
TOTAL LAND VALUE - MARKET	11,000
TOTAL MARKET VALUE	61,359
SOH/AGL Deduction	0
ASSESSED VALUE	61,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,359
TOTAL JUST VALUE	61,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048732	Roof Replacement	8,848	11/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1294/1799	5/14/2015	WD	Q	I	01	68,500
GRANTOR: JEFFERY L & TEENA M R						
GRANTEE: WILLIAM G & KAREN S						
0994/0977	9/10/2003	WD	Q	I	03	20,000
GRANTOR: SCOTT T WISEMAN						
GRANTEE: JEFFERY L & TEENA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UCP= W20 S22 E20 N22$ S22 E34 N22$.

LAND DESCRIPTION

TOTAL OB/XF 420

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

REVIEW DATE 01/04/2024 BY JS Total Acres: 0.29 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/16/2026 BY SYS