

LOTS 24 & 25 BLOCK C SUWANNEE
 VALLEY ESTATES S/D.
 ORB 1046-1624, WD 1315-2196

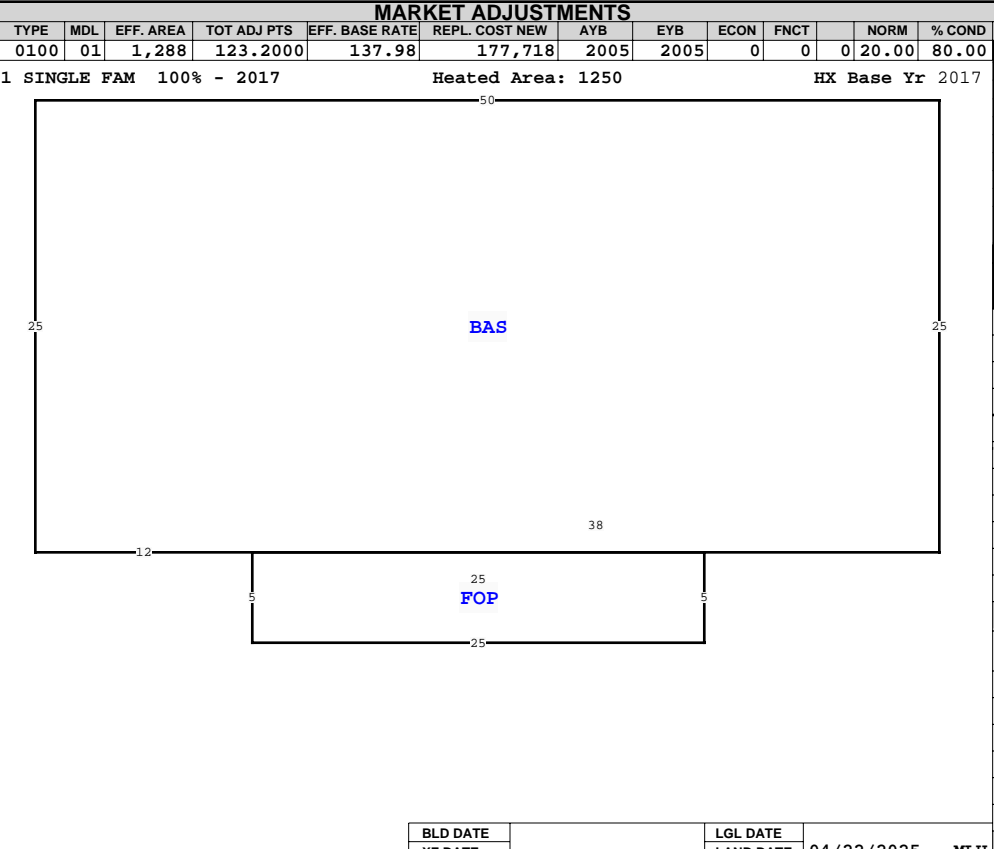
SHALLAR LARRY III
 142 NW ABIGAIL LANE
 LAKE CITY, FL 32055

2026

22-2S-16-01718-024


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	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	22216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,250	100	
FOP	125	30	
TOTALS	1,375		

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%	- 2017		Heated Area: 1250					HX Base Yr	2017



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			142,174
TOTAL MARKET OB/XF VALUE			7,390
TOTAL LAND VALUE - MARKET			18,900
TOTAL MARKET VALUE			168,464
SOH/AGL Deduction			51,610
ASSESSED VALUE			116,854
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			65,443
TOTAL JUST VALUE			168,464
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31712	MAINT/ALTR	25	01/28/2014
23249	SFR	352	06/08/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/2196	5/25/2016	WD Q	Q	I	01	99,000
GRANTOR: MARY H CUNEO						
GRANTEE: LARRY SHALLAR 111						
1046/1624	5/18/2005	WD Q	Q	V		19,900
GRANTOR: ARSDALL						
GRANTEE: CUSHAM & CUNEO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0130	CLFENCE	5	0	100	0	0	0	140.00	UT 8.50	8.50
2	0210	GARAGE U	0	100	0	0	0	0	1.00	UT 0.00	0.00
3	0252	LEAN-TO W/	0	100	0	0	0	0	1.00	UT 0.00	0.00

TOTAL OB/XF											
7,390											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W50 S25 E12 FOP= S5 E25 N5 W25\$ E38 N25\$.											

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	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			0.00	0.00	2.00	LT		1.00	1.00	0.90	10,500.00	9,450.00	18,900							