

S 44 FT, E 105 FT TO POB. BLOCK

Parker, Sophia

1468 SW MAIN BLVD, STE 105 BOX 88
LAKE CITY, FL 32025

2023

45

00-00-00-11712-00000000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	100
Frame	01	NONE 100
Stories	1.1	100
Architectural Units	05	CONV 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality 04 04
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 07
NEIGHBORHOOD/LOC 830317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100	120	4,491
BAS	1,094	100	1,094	40,940
UCP	300	20	60	2,245

TOTALS 1,514 1,274 47,676

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00

428 NW COLUMBIA AVE, LAKE CITY

BLD DATE		LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	0	0	3	100	1,200	

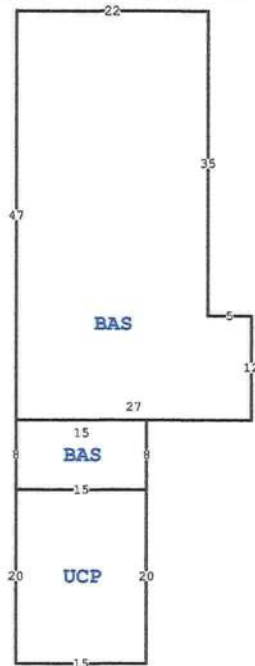
LAND DESCRIPTION										TOTAL OB/XF										1,200									
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	0100	SFR	100		*C-CBD	44.00	105.00	4,620.00	SF		1.00	1.00	1.40	0.75	1.05	4,851													
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REVIEW DATE 10/29/2015 BY DFRP Total Acres: 0.11 Total Land Value: 4,851 Market: 0 Agricultural: 0 Common: 4,851 PRINTED 01/04/2023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,274	81.9774	68.04	86,683	1940	1940	10	0	35.00	55.00

HX Base Yr 2020



COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	
BUILDING MARKET VALUE	Tax Dist:	47,676
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		4,851
TOTAL MARKET VALUE		53,727
SOH/AGL Deduction		7,676
ASSESSED VALUE		46,051
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,051
TOTAL JUST VALUE		53,727
INCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0877/1268	2/17/1999	WD	U	I	01	22,671
GRANTOR: WESTERN UNT LIFE ASSU						
GRANTEE: S PARKER						
0871/2205	12/10/1998	CT	U	I	01	100
GRANTOR: CLERK OF COURT						
GRANTEE: WESTERN UNITED LIFE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 S47 BAS= S8 UCP= S20 E15 N20 W15\$ E15 N8 W15\$ E27 N12 W5 N35\$.	