COMM NE COR OF NE1/4 OF NW1/4, R TO SE COR LOT 10 10 BLK A FOR PO 172.51 FT, W 190.63 FT, S 172.5

MUNOZ MARTIN C
461 SW ANGELA TERR
LAKE CITY, FL 32024

2024

24-4S-16-03116-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

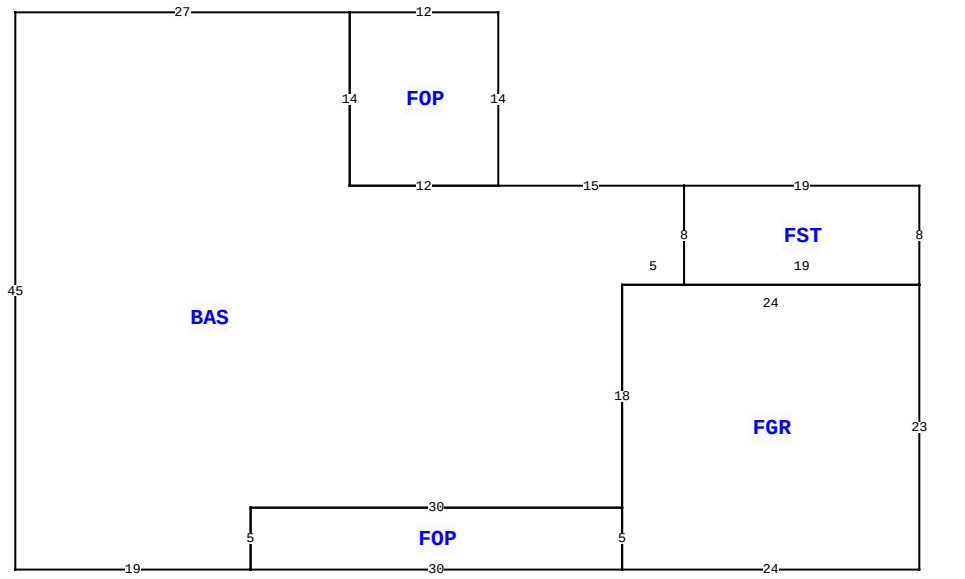
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 06
NEIGHBORHOOD/LOC	24416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,787	100	1,787	130,442
FGR	552	55	304	22,190
FOP	150	30	45	3,285
FOP	168	30	50	3,650
FST	152	55	84	6,131
TOTALS	2,809		2,270	165,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,270	110.0950	112.30	254,921	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1787 HX Base Yr 2015



461 SW ANGELA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,699
TOTAL MARKET OB/XF VALUE		6,596
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		194,795
SOH/AGL Deduction		78,705
ASSESSED VALUE		116,090
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		61,090
TOTAL JUST VALUE		194,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,041

LAND:1:1: 0.75 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1277/0236	7/01/2014	WD	Q	I	01	108,500
GRANTOR: ROBERT & MEYNA WILLIA						
GRANTEE: MARTIN C & SHIRLEY						
0914/1881	11/15/2000	WD	U	I	01	100
GRANTOR: ROBERT WILLIAMS						
GRANTEE: ROBERT & MEYNA WILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S45 E19 FOP= E30 N5W30 S5$ N5 E30 FGR= S5 E24 N23 W24S18$ N18 E5 FST= E19 N8 W19 S8$N8 W15 FOP= N14 W12S14 E12$ W12 N14$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	18	28	504.00	UT	12.00	12.00	75	2006	2006	3	75	4,536	
4	0296	SHED METAL	0	100	0	0	120.00	UT	12.00	12.00	25	2006	2006	3	25	360	

LAND DESCRIPTION

TOTAL OB/XF 6,596

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		RSF-	1173.00	190.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 06/17/2019 BY KR Total Acres: 0.75 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/08/2024 BY SYS