S DIV: LOT 4 & N1/2 LOT 5 BLK 6
ADD #3.

GAY PATRICIA J
46 GUNGY RD
OLD LYME, CT 06371

**2023**

**00-00-00-14042-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 |

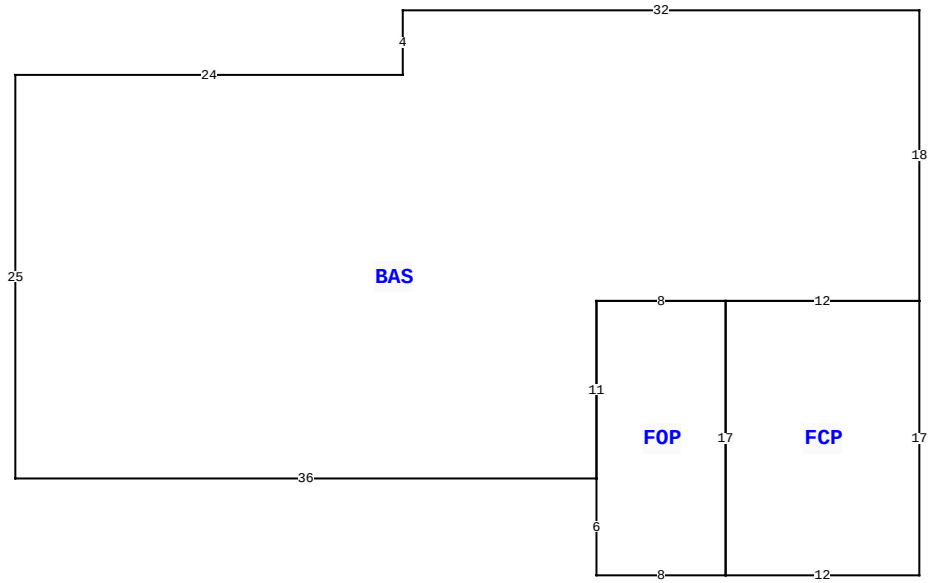
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 870317.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,308 | 100 | 1,308 | 83,072 |
| FCP | 204 | 25 | 51 | 3,239 |
| FOP | 136 | 30 | 41 | 2,604 |
| TOTALS | 1,648 | | 1,400 | 88,915 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,400 | 113.3600 | 94.09 | 131,726 | 1952 | 1995 | 0 | 0 | 0 | 32.50 | 67.50 |

1 SINGLE FAM – 0% - 2023 HX Base Yr




806 SW HELEN TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 88,915 |
| TOTAL MARKET OB/XF VALUE | 200 |
| TOTAL LAND VALUE - MARKET | 15,000 |
| TOTAL MARKET VALUE | 104,115 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 104,115 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 104,115 |
| TOTAL JUST VALUE | 104,115 |
| NCON 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 |
|---|---|---|---|---|---|---|
| 1055/0291 | 8/12/2005 | WD | Q | I | | 94,000 |

GRANTOR: KENNETH LOUIS BAAS
GRANTEE: PATRICIA J GAY

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 S4 W24 S25 E36 FOP= S6 E8 N17 W8 S11$ N11 E8FCP= S17 E12 N17 W12$ E12 N18$.

## 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 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 200

| LN | USE CODE | 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 | SFR | 0 | | RSF-2 | 95.00 | 115.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 15,000 | | | | | | | |

REVIEW DATE 10/24/2016 BY DFRP Total Acres: 0.25 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 02/08/2023