

N1/2 OF SE1/4 OF SE1/4 LYING
W OF SR-341 & S OF GRANDVIEW
AVE. ORB 397-753

LAKE CITY HOMES LTD
C/O PARENT MANAGMENT SERVICES, P O BOX 492228
LEESBURG, FL 34749

2022

01-4S-16-02670-002



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	06 VINYL ASB 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	1 100
Frame	03 MASONRY 100
Story Height	9 100
RMS	0 100
Stories	1. 1. 100
Units	12 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

Quality	03 03
DOR CODE	0300MULTI-FAM 10+
MAP NUM	MKT AREA 06
NEIGHBORHOOD	1416.00 1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,324	100	6,324	117,050
BAS	3,162	100	3,162	58,525
TOTALS	9,486		9,486	175,574

EXTRA FEATURES	
L N	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

LAND DESCRIPTION	
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

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND													
2500	03	9,486	94.0500	57.84	548,670	1978	1978	0	0	25	43.00	32.00													
2 M/FAM ROW - 0% - 0																									
HX Base Yr																									
708 SW SISTERS WELCOME Rd, LAKE CITY																									
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>														BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																							
XF DATE		LAND DATE																							
INC DATE		AG DATE																							

COLUMBIA COUNTY PROPERTY		PAGE 2 of 5	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		1,040,397	
TOTAL MARKET OB/XF VALUE		68,200	
TOTAL LAND VALUE - MARKET		364,560	
TOTAL MARKET VALUE		1,473,157	
SOH/AGL Deduction		106,204	
ASSESSED VALUE		1,366,953	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,366,953	
TOTAL JUST VALUE		1,473,157	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,242,685	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[MULTIPLIER=2;ORIG=0,0] W51 N8 W51 S31 E51 S8 E51 N31 \$	
BAS=[ORIG=0,-50] W51 N8 W51 S31 E51 S8 E51 N31 \$	