LOTS 35 & 36 FAIRFIELD HILLS.
566-389, 589-571, 665-568, 747-2

COURSON JERRY W
P O BOX 966
LAKE CITY, FL 32056-0966

2022

20-3S-16-02194-035

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

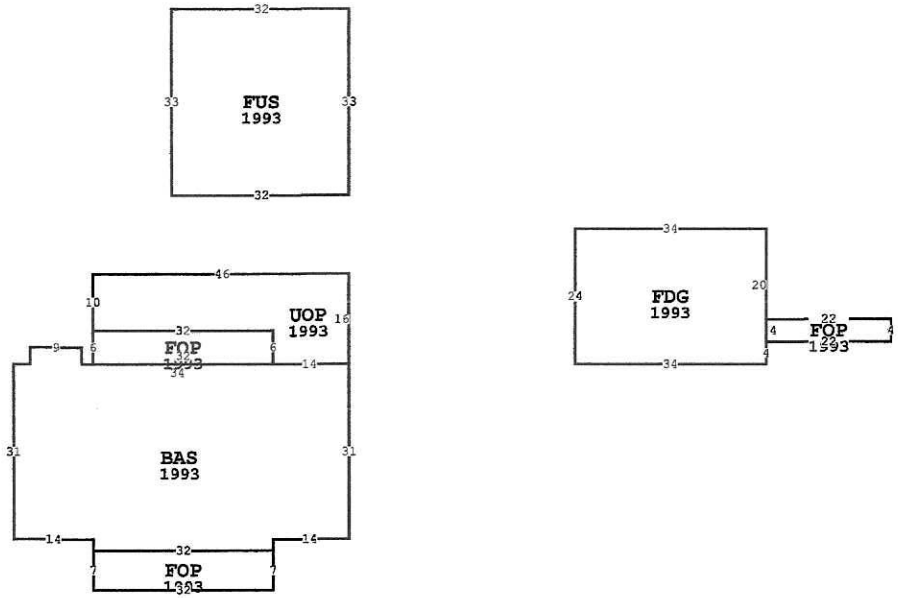
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD	20316.010	1.10

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,951	100	1,951	119,675
FDG	816	60	490	30,057
FOP	88	30	26	1,595
FOP	192	30	58	3,557
FOP	224	30	67	4,110
FUS	1,056	100	1,056	64,776
UOP	544	20	109	6,686
TOTALS	4,871		3,757	230,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,757	122.5628	94.37	354,548	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM - 100% - 2019 HX Base Yr 2019



386 NW FETT Way, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		230,456
TOTAL MARKET OB/XF VALUE		25,801
TOTAL LAND VALUE - MARKET		54,217
TOTAL MARKET VALUE		269,667
SOH/AGL Deduction		30,586
ASSESSED VALUE		239,081
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,081
TOTAL JUST VALUE		310,474
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1	4/05/2018	WD	Q	I	01	350,000
GRANTOR: MICHAEL CLAYNE & MARI						
GRANTEE: JERRY W & TARA O CO						
2	10/27/1988	WD	Q	I		140,000
GRANTOR: COLEMAN JACK H &						
GRANTEE: JOHNSON MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N6 W32 S6 E32$W34N3 W9 S3 W3 S31 E14 S2 FOP=[YR=1993] S7 E32 N7 W32$ E32 N2 E14 N31$ UOP=[YR=1993] N16 W46 S10 E32S6 E14$ PTR=N30 FUS=[YR=1993] N33 W32S33 E32$ S30$ PTR= E40 FDG=[YR=1993] E34 N4 FOP=[YR=1993] E22 N4 W22 S4$ N20 W34 S24$ W40$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	38.00	38.00	100	1990	1990	3	50	9,728	
3	0166	CONC,PAVMT	0	100	32	43	1,376.00	UT	1.40	1.40	100	0	0	3	100	1,926	
4	0260	PAVEMENT-A	0	100	0	0	5,488.00	UT	0.90	0.90	100	0	0	3	100	4,939	
5	0070	CARPORT UF	0	100	27	49	1,323.00	UT	2.50	2.50	100	0	0	3	100	3,308	
6	0296	SHED METAL	0	100	10	20	200.00	UT	3.50	3.50	100	0	0	3	100	700	
7	0294	SHED WOOD/	0	100	10	20	200.00	UT	3.50	3.50	100	0	0	3	100	700	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 25,801

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	100		A-3	0.00	0.00	1.75	AC		1.00	1.00	1.00	6,700.00	6,700.00	11,725							
2	6200	PASTURE 3	0			0.00	0.00	6.36	AC		1.00	1.00	1.00	265.00	265.00	1,685							
3	9910	MKT.VAL.AG	0			0.00	0.00	6.36	AC		1.00	1.00	1.00	6,681.07	6,681.07	42,492							

REVIEW DATE 06/19/2018 BY KRBC Total Acres: 8.11 Total Land Value: 13,410 Market: 42,492 Agricultural: 1,685 Common: 11,725 PRINTED 12/02/2021