THE S 270 FT OF LOT 2 BLOCK B
THE OAKS S/D EX THE S 30 FT.

MOTE HARRY P/MOTE LAMANDA
301 SW FAUL CT
LAKE CITY, FL 32024

**2025**

**02-5S-16-03427-011**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |

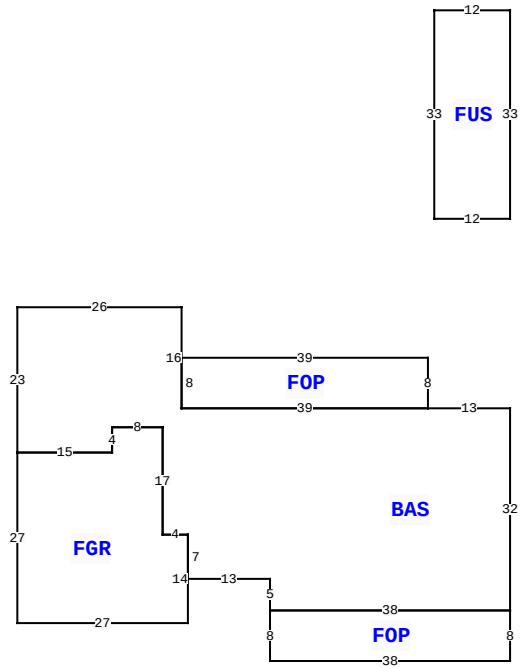
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2516.0100 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,192 | 100 | 2,192 | 216,608 |
| FGR | 709 | 55 | 390 | 38,539 |
| FOP | 304 | 30 | 91 | 8,992 |
| FOP | 312 | 30 | 94 | 9,289 |
| FUS | 396 | 100 | 396 | 39,131 |
| TOTALS | 3,913 | | 3,163 | 312,560 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,163 | 112.0350 | 117.64 | 372,095 | 2007 | 2007 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SINGLE FAM – 100% - 2008 Heated Area: 2588 HX Base Yr 2008




301 SW FAUL CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 312,560 |
| TOTAL MARKET OB/XF VALUE | | 1,224 |
| TOTAL LAND VALUE - MARKET | | 16,080 |
| TOTAL MARKET VALUE | | 329,864 |
| SOH/AGL Deduction | | 104,012 |
| ASSESSED VALUE | | 225,852 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 175,130 |
| TOTAL JUST VALUE | | 329,864 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 329,864 |

SALE:1:1: 2.01 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 24712 | SFR | 790 | 07/06/2006 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0951/1416 | 4/14/2002 | WD | Q | V | | 14,000 |
| GRANTOR: NAIL | | | | | | |
| GRANTEE: HARRY & LAMANDA MOT | | | | | | |
| 0828/1924 | 9/27/1996 | WD | Q | V | | 12,500 |
| GRANTOR: QUINN | | | | | | |
| GRANTEE: NAIL | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W13 FOP= N8 W39 S8 E39$ W39 N16 W26 S23 FGR= S27 E27 N14 W4 N17 W8 S4 W15$ E15 N4 E8 S17 E4 S7 E13 S5 FOP= S8 E38 N8 W38$ E38 N32 $ PTR= N30 FUS= N33 W12 S33 E12$ S30$.

### 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 | 17 | 24 | 408.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 1,224 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,224

| 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 | | 00 | 0.00 | 0.00 | 2.01 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 16,080 | | | | | | | |

REVIEW DATE 09/11/2019 BY KR Total Acres: 2.01 Total Land Value: 16,080 Market: 0 Agricultural: 0 Common: 16,080 PRINTED 01/29/2025 BY SYS