SE1/4, EX THE E 645 FT LYING S O
THE W 615 FT OF THE E 1260 FT OF
ALL BEING DESC IN ORB 769-2133 &

MARKHAM STEPHEN BLAKE
518 SE HIGH FALLS RD
LAKE CITY, FL 32025

2021

25-4S-17-08738-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

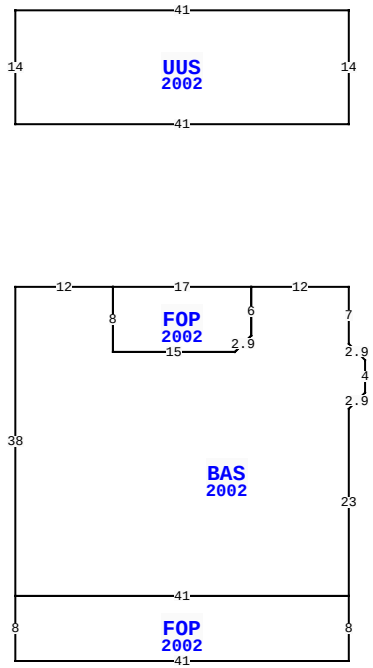
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD	25417.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100	1,436	86,684
FOP	134	30	40	2,415
FOP	328	30	98	5,916
UUS	574	50	287	17,324
TOTALS	2,472		1,861	112,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,861	111.2711	77.89	144,953	2002	2002	0	0	0	22.50	77.50

2 SINGLE FAM – 100% - 2017 HX Base Yr 2017



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		112,339
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		249,581
TOTAL MARKET VALUE		122,277
SOH/AGL Deduction		19,269
ASSESSED VALUE		103,008
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,008
TOTAL JUST VALUE		362,920
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,031

SALE:6:1: UNDIVIDED 1/7 INTEREST

LAND:2:1: A PORTION OF THIS IS FLOOD PRONED

BLDG:1:1: CLAYTON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/2026	6/18/2020	WD	U	V	30	0

GRANTOR:MARGIE L KERECE MARKH

GRANTEE:STEPHEN BLAKE & SON

1325/1115	11/09/2016	WD	U	I	30	0

GRANTOR:A B (AKA AARON BLAKE)

GRANTEE:STEPHEN BLAKE & SON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 FOP=[YR=2002] W17 S8 E15 R2 U2 N6$ S6 D2 L2 W15 N8 W12 S38 FOP=[YR=2002] S8 E41 N8 W41$ E41 N23 R2 U2 N4 U2 L2 N7$ PTR=N20 UUS=[YR=2002] W41 N14 E41 S14 $ S20$.

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
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,800.00	2,800.00	2,800							
2	5910	SWAMP/CYPRES	0		A-1	0.00	0.00	23.77	AC		1.00	1.00	1.00	40.00	40.00	951							
3	5800	TIMBER 5	0		A-1	0.00	0.00	1.75	AC		1.00	1.00	1.00	133.00	133.00	233							
4	6200	PASTURE 3	0		A-1	0.00	0.00	14.50	AC		1.00	1.00	1.00	265.00	265.00	3,842							
5	5997	RIVERS/BAYS/	0		A-1	0.00	0.00	44.50	AC		1.00	1.00	1.00	25.00	25.00	1,112							
6	9910	MKT.VAL.AG	0		A-1	0.00	0.00	84.52	AC		1.00	1.00	1.00	2,783.14	2,783.14	235,231							

REVIEW DATE 06/14/2017 BY BC Total Acres: 85.52 Total Land Value: 8,938 Market: 246,781 Agricultural: 6,138 Common: 2,800 PRINTED 09/23/2021

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BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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
7	9910	MKT.VAL.AG	0			0.00	0.00	1.75	AC		1.00	1.00	1.00	6,600.00	6,600.00	11,550							

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