COMM INTERS OF E LINE OF SEC & N R/W CSX RR, SAID PT BEING ON A CURVE, RUN W'LY ALONG CURVE

GARRISON X LEWELL JR & JANE A GARRISON TRUSTEES, 589 OLD MILL DR LAKE CITY, FL 32055

2021

26-3S-16-02305-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD	26316.040	1.00

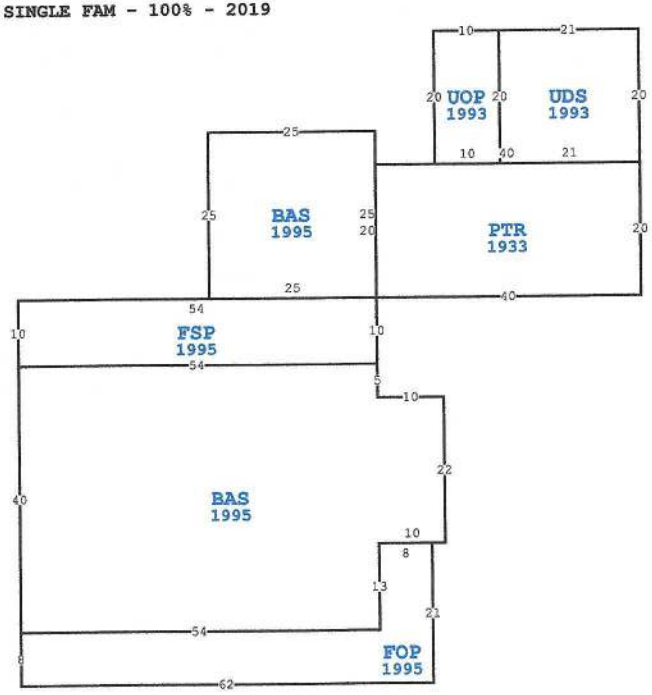
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	625	40,139
BAS	2,380	100	2,380	152,849
FOP	600	30	180	11,560
FSP	540	40	216	13,872
PTR	800	0	0	0
UDS	420	55	231	14,836
UOP	200	20	40	2,569
TOTALS	5,565		3,672	235,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,672	122.3232	85.63	314,433	1995	1995	0	0	0	25.00	75.00

1 SINGLE FAM - 100% - 2019

HX Base Yr 2019



589 NW OLD MILL DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		235,825
TOTAL MARKET OB/XF VALUE		8,378
TOTAL LAND VALUE - MARKET		44,625
TOTAL MARKET VALUE		288,828
SOB/AGL Deduction		22,172
ASSESSED VALUE		266,656
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		216,656
TOTAL JUST VALUE		288,828
INCOME VALUE		
PREVIOUS YEAR VALUE		0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/0095	8/09/2019	QC	U	I	11	100
GRANTOR: X LEWELL JR & JANE A						
GRANTEE: X LEWELL JR & JANE						
1333/0328	3/16/2017	WD	Q	I	01	279,900
GRANTOR: GARY W & CHERYL Y STO						
GRANTEE: X LEWELL JR & JANE						

BUILDING NOTES

3/31/17 MLS # 96412 3 BED 2 BATH WITH AN ADDITIONAL 1 BED 1 BATH MOTHER IN LAW SUITE

BUILDING DIMENSIONS

BAS=[YR=1995] N25 W25 S25 E25$ FSP=[YR=1995] W54 S10 BAS=[YR=1995] S40 FOP=[YR=1995] S8 E62N21W8 S13 W54$ E54 N13 E10 N22W10 N5 W54$ E54 N10$ PTR=[YR=1933] N20 E40 UDS=[YR=1993] N20 W21 UOP=[YR=1993] W10 S20 E10 N20$ S20 E21 $ S20 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	0060	CARPORT F	0	100	22	33	726.00	UT	5.00	5.00	100	1995	1995	3	100	3,630	
2	0166	CONC,PAVMT	0	100	0	0	964.00	UT	2.00	2.00	100	1995	1995	3	100	1,928	
3	0070	CARPORT UF	0	100	35	12	420.00	UT	2.00	2.00	100	2009	2009	3	100	840	
4	0252	LEAN-TO W/	0	100	12	20	240.00	UT	2.00	2.00	100	2009	2009	3	100	480	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

TOTAL OB/XF 8,378

LAND DESCRIPTION

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		00	0.00	0.00	5.25	AC		1.00	1.00	1.00	8,500.00	8,500.00	44,625							

REVIEW DATE 07/23/2018 BY KRBC TOTAL LAND: 5.25 Market: 0 Agricultural: 0 Common: 44625 PRINTED 03/11/2021