LOT 5 BLOCK C EASTSIDE VILLAGE U

687-452, 961-2631, DC 1192-754,

ELLIS PRESTON W/ELLIS LAURA M
244 SE SABLE LN
LAKE CITY, FL 32025

2024

34-3S-17-07592-155

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

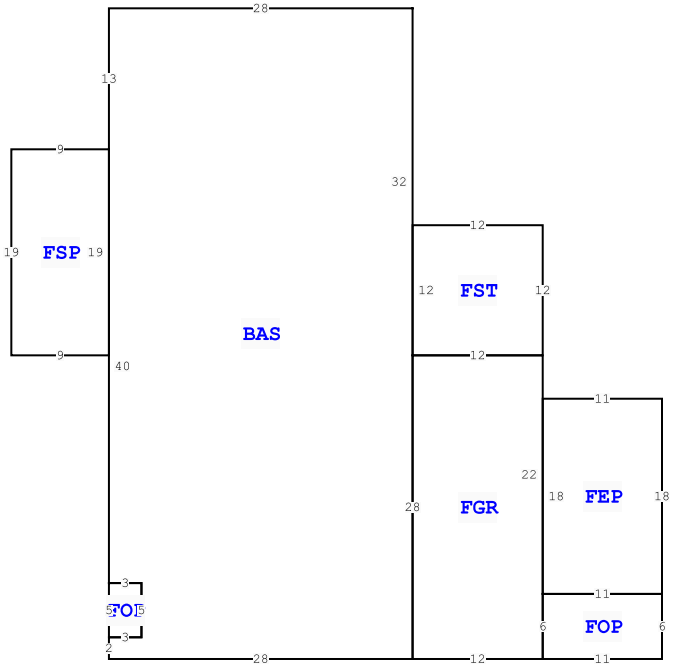
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,665	100	1,665	130,508
FEP	198	80	158	12,384
FGR	336	55	185	14,501
FOP	15	30	4	313
FOP	66	30	20	1,568
FSP	171	40	68	5,330
FST	144	55	79	6,193
TOTALS	2,595		2,179	170,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,179	107.4760	120.59	262,766	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM - 100% - 2023 Heated Area: 1665 HX Base Yr 2023



244 SE SABLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		170,798
TOTAL MARKET OB/XF VALUE		6,594
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		202,142
SOH/AGL Deduction		63,051
ASSESSED VALUE		139,091
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,091
TOTAL JUST VALUE		202,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40014	GENERATOR	0	06/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/665	7/29/2022	QC	U	I	11	100
GRANTOR: ELLIS-HODSON VALERIE						
GRANTEE: ELLIS PRESTON W						
1377/2700	1/30/2019	QC	U	I	11	100
GRANTOR: JOHN M ELLIS & VALERI						
GRANTEE: JOHN M ELLIS & VALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S13 FSP= W9 S19 E9 N19$S40 FOP= S5 E3 N5 W3 $ E3 S5 W3 S2 E28 FGR= E12 FOP= E11 N6 W11 S6$ N6 FEP= E11 N18 W11 S18$ N22 W12 S28$ N28 FST= E12 N12 W12 S12$ N32$.

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
1	0166	CONC,PAVMT	0	100	0	0	897.00	UT	2.00	2.00	100	2004	2004	3	100	1,794	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 6,594

L N	USE CODE	CLS	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
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 07/22/2020 BY BC Total Acres: 0.24 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 05/15/2024 BY SYS