LOT 20 LAKE JEFFERY PHASE 1
627-307, 677-559, 894-1955, DC 1

YATES KERRY L SR
130 NW LAKE VISTA GLN
LAKE CITY, FL 32055

**2025**

**23-3S-16-02272-021**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

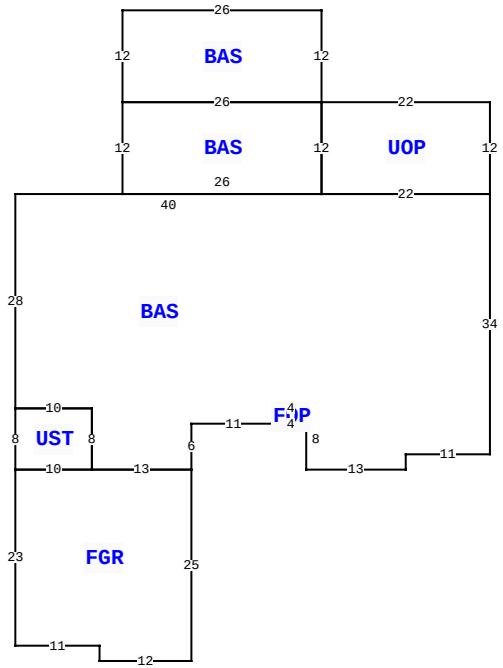
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 32 | HARDIE BRD 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 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/LOC | 23316.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 312 | 100 | 312 | 25,492 |
| BAS | 312 | 100 | 312 | 25,492 |
| BAS | 2,032 | 100 | 2,032 | 166,024 |
| FGR | 553 | 55 | 304 | 24,838 |
| FOP | 8 | 30 | 2 | 163 |
| UOP | 264 | 20 | 53 | 4,330 |
| UST | 80 | 45 | 36 | 2,941 |
| TOTALS | 3,561 | | 3,051 | 249,282 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,051 | 119.7174 | 125.70 | 383,511 | 1987 | 1987 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM – 100% - 2011 Heated Area: 2656 HX Base Yr 2011




130 NW LAKE VISTA GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/30/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 249,282 |
| TOTAL MARKET OB/XF VALUE | | 4,000 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 283,282 |
| SOH/AGL Deduction | | 80,693 |
| ASSESSED VALUE | | 202,589 |
| TOTAL EXEMPTION VALUE | HX HB VX 13 | 202,589 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 283,282 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 283,282 |

LAND:1:1: 1.09 AC.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 33163 | REMODEL | 100 | 07/09/2015 |
| 31808 | ADDN SFR | 220 | 03/14/2014 |
| 27068 | MAINT/ALTR | 45 | 06/06/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1482/2673 | 1/13/2023 | QC | U | I | 11 | 0 |
| GRANTOR: YATES FRANCES E | | | | | | |
| GRANTEE: YATES KERRY L | | | | | | |
| 1204/0297 | 10/29/2010 | WD | Q | I | 01 | 190,000 |
| GRANTOR: FRANCES R ANDERSON TR | | | | | | |
| GRANTEE: KERRY L YATES SR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP= N12 W22 S12 E22$ BAS= W22 BAS= N12 BAS= N12 W26 S12 E26$ W26 S12 E26$ W40 S28 UST= S8 E10N8 W10$ E10 S8 FGR= W10 S23E11 S2 E12 N25 W13$ E13 N6 E11FOP= E4 N2 W4 S2$ N2 E4 S8 E13 N2 E11 N34$.

## 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,400 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,000

| 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 | | RSF- | 2251.00 | 200.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |

REVIEW DATE 05/16/2023 BY JB Total Acres: 1.15 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/30/2024 BY SYS