LOT 8 MARION PLACE S/D BLOCK A P
WD 1014-2113.

HOURY ZIAD/HOURY MARY
1840 SW PALOMA CT
LAKE CITY, FL 32025

2023

05-4S-17-07610-308

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

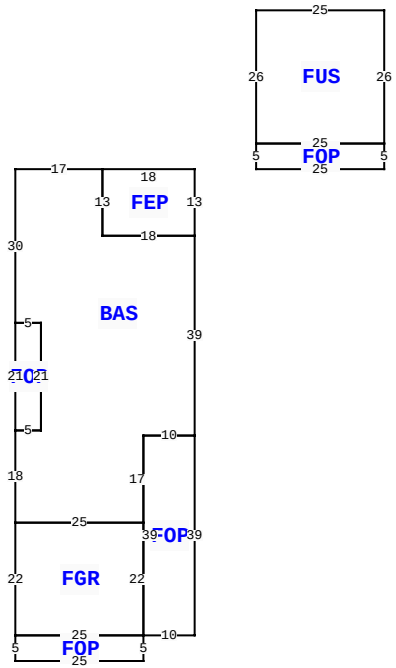
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	1,906	169,749
FEP	234	80	187	16,654
FGR	550	55	302	26,896
FOP	105	30	32	2,850
FOP	125	30	38	3,384
FOP	125	30	38	3,384
FOP	390	30	117	10,420
FUS	650	100	650	57,890
TOTALS	4,085		3,270	291,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,270	130.8569	108.61	355,155	2003	2003	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2005 HX Base Yr 2005



1840 SW PALOMA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		291,227
TOTAL MARKET OB/XF VALUE		908
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		307,135
SOH/AGL Deduction		72,782
ASSESSED VALUE		234,353
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,353
TOTAL JUST VALUE		307,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2424	SFR	540	02/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1014/2113	5/05/2004	WD	Q	I		215,000

GRANTOR: COLUMBIA INVESTORS
GRANTEE: ZIAD & MARY HOURY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S30 FOP= S21 E5 N21 W5$ E5 S21 W5 S18 FGR= S22 FOP= S5 E25 N5 W25$ E25 FOP= E10 N39 W10 S39$ N22 W25$ E25 N17 E10 N39 FEP= N13 W18 S13 E18$ W18 N13$ PTR= E30 FOP= E25 N5 FUS= N26 W25 S26 E25$ W25 S5$ W30$.

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	454.00	UT	2.00	2.00	100	2003	2003	3	100	908	

LAND DESCRIPTION

TOTAL OB/XF 908

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			42.00	104.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 09/30/2016 BY DFRP Total Acres: 0.10 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 01/18/2023