LOTS 10 & 11 CHIPDALE ESTATES
S/D DESC AS: COMM INTER OF C/L
OF SR 252B & N LINE OF SE1/4

STEELE PAMELA BLANTON
274 SW TROY RD
LAKE CITY, FL 32024

2021

10-4S-16-02862-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

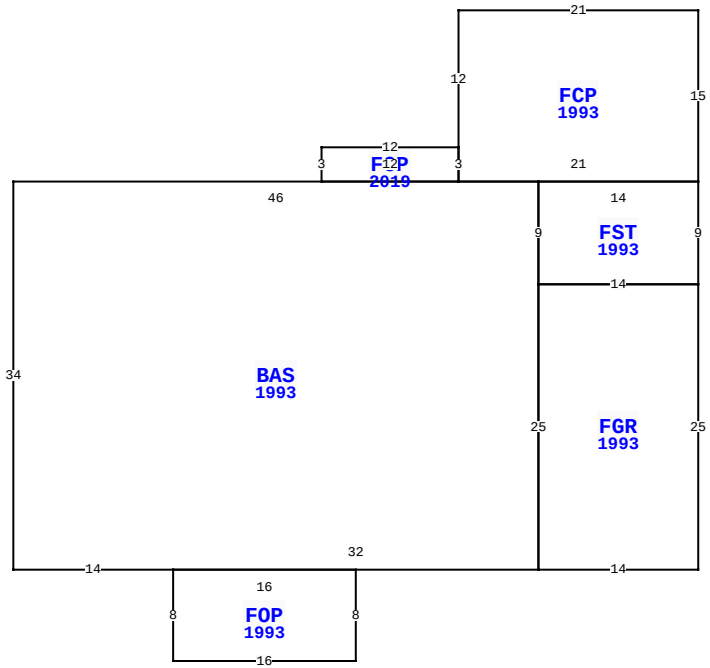
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD	10416.030	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1,564	72,067
FCP	315	25	79	3,640
FGR	350	55	192	8,847
FOP	128	30	38	1,751
FOP	36	30	11	507
FST	126	55	69	3,179
TOTALS	2,519		1,953	89,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	101.2680	70.89	138,448	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2021 HX Base Yr 2021



274 SW TROY ST, LAKE CITY

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		89,991
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		20,320
TOTAL MARKET VALUE		110,311
SOB/AGL Deduction		0
ASSESSED VALUE		110,311
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,311
TOTAL JUST VALUE		110,311
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/0887	12/30/2019	WD	Q	I	01	92,700
GRANTOR: JANICE SUMMERS						
GRANTEE: PAMELA BLANTON STEE						
1225/1579	11/08/2011	WD	Q	I	01	90,000
GRANTOR: SUSAN A PETKEVIS						
GRANTEE: JANICE SUMMERS						

BUILDING NOTES

1/20 NO MLS OR INTERNET LISTING FOR THIS SALE

BUILDING DIMENSIONS

FCP=[YR=1993] N15 W21 S12 FOP=[YR=2019] W12 S3 E12 N3$ S3 E21 FST=[YR=1993] W14 BAS=[YR=1993] W46 S34 E14 FOP=[YR=1993] S8E16 N8 W16$ E32 FGR=[YR=1993] E14 N25 W14 S25$ N25 N9$ S9 E14 N9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	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	SFR	100		RSFMH1	0.00	0.00	2.00	LT		1.00	1.00	0.80	12,700.00	10,160.00	20,320	2.50 AC						

REVIEW DATE 02/26/2019 BY KRBC TOTAL LAND: 0.00 Market: 0 Agricultural: 0 Common: 20320 PRINTED 07/01/2021