

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	14	WD SHINGLE 10
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.	1. 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	1,983	100	1,983	180,548
FGR	550	55	302	27,497
FOP	125	30	38	3,460
FOP	199	30	60	5,463
FOP	390	30	117	10,653
FUS	650	100	650	59,182

TOTALS 3,897 3,150 286,802

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			624.00	UT	2.00				1,248	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			42.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/30/2016 BY DFRP

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,150	118.5534	113.81	358,502	2002	2002	0	0	0	20.00	80.00

1 SINGLE FAM - 100% - 2003

Heated Area: 2633

HX Base Yr 2003

The diagram shows a floor plan with three main areas: BAS (Basement), FOP (Front Porch), and FGR (Front Garden). The dimensions for each area are as follows:

- BAS**: 35 (top), 30 (right), 52 (left), 10 (bottom).
- FOP**: 12 (top), 9 (right), 4.2 (left), 5.7 (bottom).
- FGR**: 25 (top), 22 (right), 10 (bottom), 17 (left).

There is also a small square area with dimensions 25, 26, 5, and 25, labeled FUS and FOP.

1793 SW PALOMA CT, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		286,802	
TOTAL MARKET OB/XF VALUE		1,248	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		306,550	
SOH/AGL Deduction		93,002	
ASSESSED VALUE		213,548	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		163,548	
TOTAL JUST VALUE		306,550	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2215	SFR	688	09/25/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1341/1868	7/14/2017	QC	U	I	11

GRANTOR: FREDERICK A PARIS
GRANTEE: ALEYDA A FERRER DUC
0934/2086 9/06/2001 WD Q I 209,800
GRANTOR: COLUMBIA INVESTORS LL
GRANTEE: DUCHESNE & FIGUEROA

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W35 S52 FOP= S39 E10 N39 W10\$ E10 S17 FGR= S22 E25 N22
W25\$ E25 N18 W3 FOP= N21 W9 L3 D3 D4 R4 S7 L4 D4 D3 R3
E9\$ W9 L3 U3 U4 R4 N7 L4 U4 U3 R3 E12 N30\$ PTR= E30
FOP= E25 N5 FUS= N26 W25 S26 E25 \$ W25 S5\$ W30\$.