LOT 10, 11, & 14 BLOCK F SUWANNE ESTATES S/D.

CARTER WILLIAM S
167 NW AUSTIN WAY
LAKE CITY, FL 32055

**2022**

**22-2S-16-01721-010**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD | 22216.020 | 1.00 |

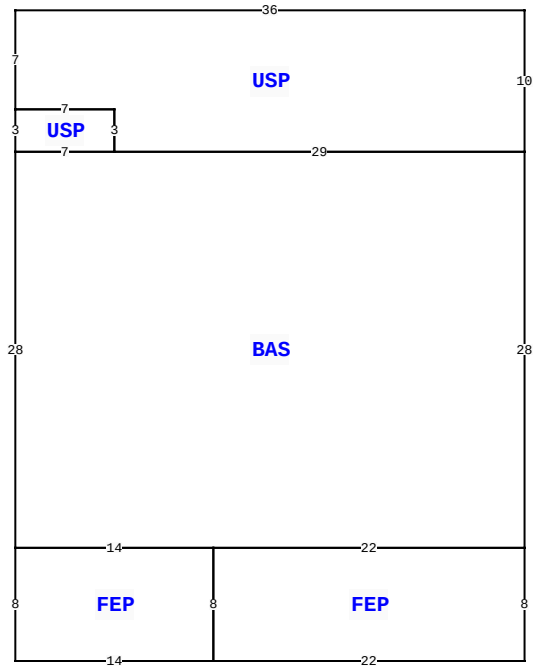
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,008 | 100 | 1,008 | 57,985 |
| FEP | 112 | 80 | 90 | 5,177 |
| FEP | 176 | 80 | 141 | 8,111 |
| USP | 21 | 35 | 7 | 403 |
| USP | 339 | 35 | 119 | 6,846 |
| TOTALS | 1,656 | | 1,365 | 78,521 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,365 | 118.0000 | 88.50 | 120,802 | 1985 | 1985 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM – 100% - 0

HX Base Yr




167 NW AUSTIN Way, 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 | | 78,521 |
| TOTAL MARKET OB/XF VALUE | | 1,250 |
| TOTAL LAND VALUE - MARKET | | 21,930 |
| TOTAL MARKET VALUE | | 101,701 |
| SOH/AGL Deduction | | 39,727 |
| ASSESSED VALUE | | 61,974 |
| TOTAL EXEMPTION VALUE | HX HB SX | 61,974 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 101,701 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 96,467 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0580/0077 | 12/01/1985 | WD | Q | I | | 29,300 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0571/0495 | 8/01/1985 | WD | Q | V | | 3,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W29 USP= N3 W7 S3 E7$ W7 S28 FEP= S8 E14 N8 W14$ E14
FEP= S8 E22 N8 W22 $ E22 N28$ USP= N10 W36 S7 E7 S3 E29$.

## 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 | 0296 | SHED METAL | 0 | 100 | 10 | 12 | 120.00 | UT | 5.00 | 5.00 | 50 | 1993 | 1993 | 3 | 50 | 300 | |
| 2 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 50 | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,250

| 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 | | RSF-1 | 0.00 | 0.00 | 3.00 | LT | | 1.00 | 1.00 | 0.85 | 8,600.00 | 7,310.00 | 21,930 | | | | | | | |

REVIEW DATE 03/07/2018 BY DFRP Total Acres: 0.00 Total Land Value: 21,930 Market: 0 Agricultural: 0 Common: 21,930 PRINTED 04/07/2022