LOT 28 THE HUNT PLACE S/D.
424-550, 457-140, 795-540, 831-5

TYRE JUSTIN/BARRY KENDALL
414 SW SEVILLE PLACE
LAKE CITY, FL 32024

2023

08-5S-16-03490-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

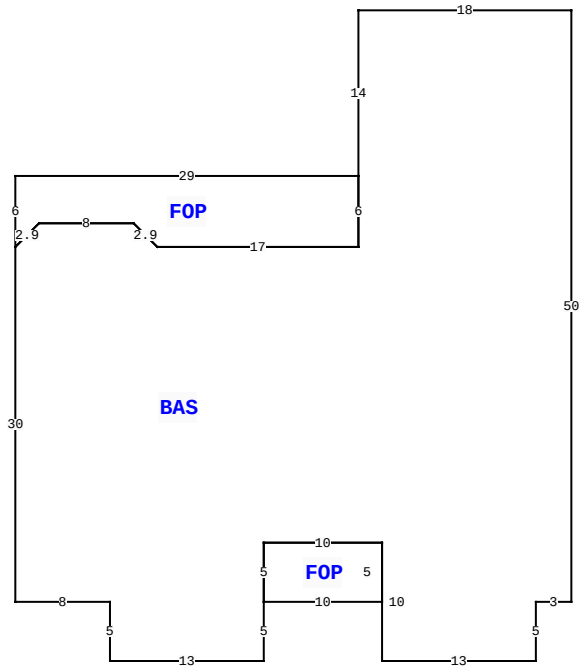
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1,870	148,099
FOP	50	30	15	1,188
FOP	154	30	46	3,643
TOTALS	2,074		1,931	152,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,931	114.5000	109.92	212,256	1996	1996	0	0	0	27.95	72.05

1 SINGLE FAM – 100% - 1997 Heated Area: 1870 HX Base Yr 1997



414 SW SEVILLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		152,930
TOTAL MARKET OB/XF VALUE		1,080
TOTAL LAND VALUE - MARKET		42,670
TOTAL MARKET VALUE		163,616
SOH/AGL Deduction		45,799
ASSESSED VALUE		117,817
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,817
TOTAL JUST VALUE		196,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11622	SFR	295	09/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/30	6/08/2023	WD	Q	I	01	30,000
GRANTOR: BARRY JUANITA GAYLE						
GRANTEE: TYRE JUSTIN						
0795/0540	9/01/1994	WD	U	V	12	11,500
GRANTOR: TERRY J & FAYE HUTCHI						
GRANTEE: RICHARD C & JUANITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S14 FOP= W29 S6 R2 U2 E8 D2 R2 E17 N6$ S6 W17 L2 U2 W8 D2 L2 S30 E8 S5 E13 N5 FOP= E10 N5 W10S5 $ N5 E10 S10 E13 N5 E3 N50$.

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	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	75	1996	1996	3	75	1,080	

LAND DESCRIPTION

TOTAL OB/XF 1,080

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.02	AC		1.00	1.00	1.00	275.00	275.00	1,106							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.02	AC		1.00	1.00	1.00	8,500.00	8,500.00	34,170							

REVIEW DATE 08/31/2021 BY JBRP Total Acres: 5.02 Total Land Value: 9,606 Market: 34,170 Agricultural: 1,106 Common: 8,500 PRINTED 07/12/2023 BY SYS