LOT 15 BLOCK 9 LAKEWOOD S/D.

563-194, 632-564, 934-543, WD 11

DAVIES CHRISTOPHER T
1431 SE VALE CT
LAKE CITY, FL 32025

2022

05-4S-17-07846-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

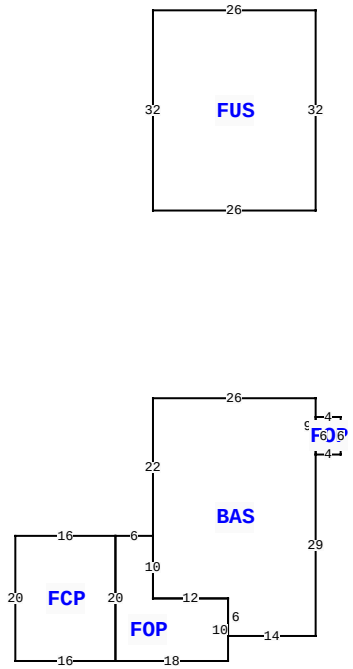
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD	5417.0500	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	916	100	916	68,082
FCP	320	25	80	5,946
FOP	24	30	7	520
FOP	240	30	72	5,351
FUS	832	100	832	61,839
TOTALS	2,332		1,907	141,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,907	129.2098	100.78	192,187	2000	2000	0	0	0	26.25	73.75

1 SINGLE FAM – 100% - 2020 HX Base Yr 2020



1431 SE VALE Ct, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		141,738
TOTAL MARKET OB/XF VALUE		3,531
TOTAL LAND VALUE - MARKET		8,039
TOTAL MARKET VALUE		153,308
SOH/AGL Deduction		23,693
ASSESSED VALUE		129,615
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,615
TOTAL JUST VALUE		153,308
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/1950	2/11/2022	WD	Q	I	01	220,500
GRANTOR: SCHWARTZ STEVEN M						
GRANTEE: DAVIES CHRISTOPHER						
1398/1434	11/07/2019	WD	Q	I	01	160,000
GRANTOR: BLUE SKY PROPERTY INV						
GRANTEE: SEVEN M & MARIE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S22 FOP= W6 FCP= W16 S20 E16 N20$ S20 E18 N10 W12 N10$ S10 E12 S6 E14 N29 FOP= E4 N6 W4 S6$ N9$ PTR= N30 FUS= N32 W26 S32 E26$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	754.00	UT	1.50	1.50	100	2000	2000	3	100	1,131	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2000	2000	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,531

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-2	50.00	129.00	10,719.00	SF		1.00	1.00	1.00	0.75	0.75	8,039							

REVIEW DATE 03/30/2022 BY CP Total Acres: 0.25 Total Land Value: 8,039 Market: 0 Agricultural: 0 Common: 8,039 PRINTED 04/21/2022