LOT 2 BLOCK 1 HIGHLANDS S/D.

421-236, 863-1412, 990-1420, WD

TRINIDAD ARYELLA RHONDA/BEEDA RICHARD FRANCIS
1277 SW ASHLEY ST
LAKE CITY, FL 32055

2023

30-3S-17-05873-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

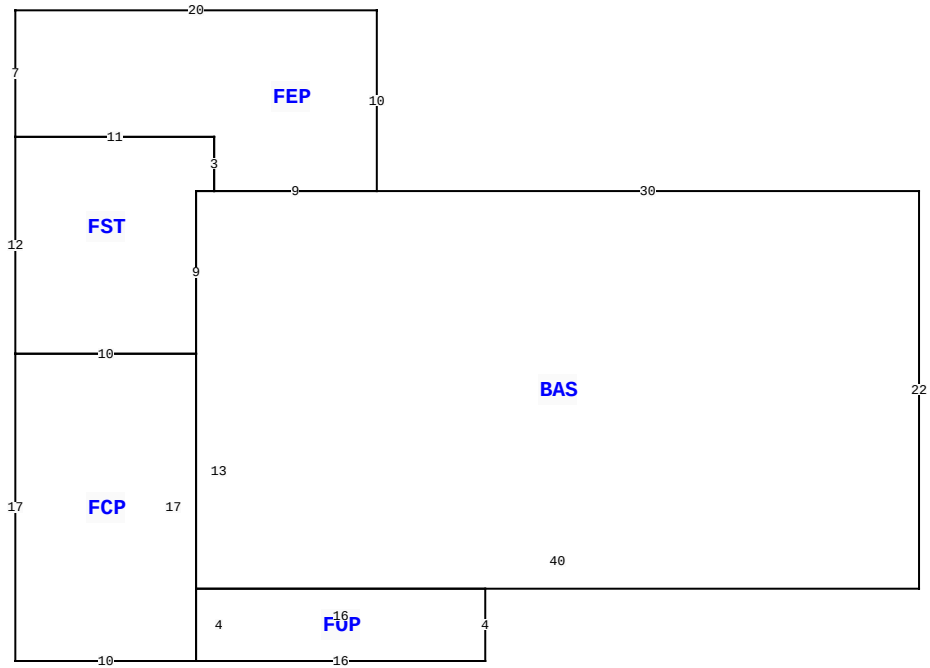
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	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 06
NEIGHBORHOOD/LOC	30317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	880	68,686
FCP	170	25	42	3,278
FEP	167	80	134	10,459
FOP	64	30	19	1,483
FST	123	55	68	5,307
TOTALS	1,404		1,143	89,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,143	125.0800	120.08	137,251	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 2021 Heated Area: 880 HX Base Yr



1277 NW ASHLEY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	89,213
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	11,975
TOTAL MARKET VALUE	103,188
SOH/AGL Deduction	14,877
ASSESSED VALUE	88,311
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,311
TOTAL JUST VALUE	103,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

SALE:1:1: LOT #2 BLK 1 HIGHLANDS S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/1395	2/10/2023	WD	Q	I	01	127,000
GRANTOR: LANG ANDREW						
GRANTEE: TRINIDAD ARYELLA RH						
1419/0315	9/08/2020	WD	Q	I	01	83,000
GRANTOR: ROY J & JEAN BRINKMAN						
GRANTEE: ANDREW LANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FEP= N10 W20 S7 E11 S3 E9$ W9 FST= N3 W11 S12E10N9 E1$ W1 S9 FCP= W10 S17 E10N17$S13 FOP= S4 E16 N4 W16$ E40 N22$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0		00	0.00	0.00	12,605.02	SF		1.00	1.00	1.00	0.95	0.95	11,975							

REVIEW DATE 03/17/2023 BY ME Total Acres: 0.29 Total Land Value: 11,975 Market: 0 Agricultural: 0 Common: 11,975 PRINTED 06/14/2023 BY SYS