LOT 13 SUZANNE S/D UNIT 1.

522-434, 909-1512, 1034-1682, WD

ISBEL LINDA/PORTER KAREN M
561 SE PLANT ST
LAKE CITY, FL 32025

2025

03-4S-17-07570-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

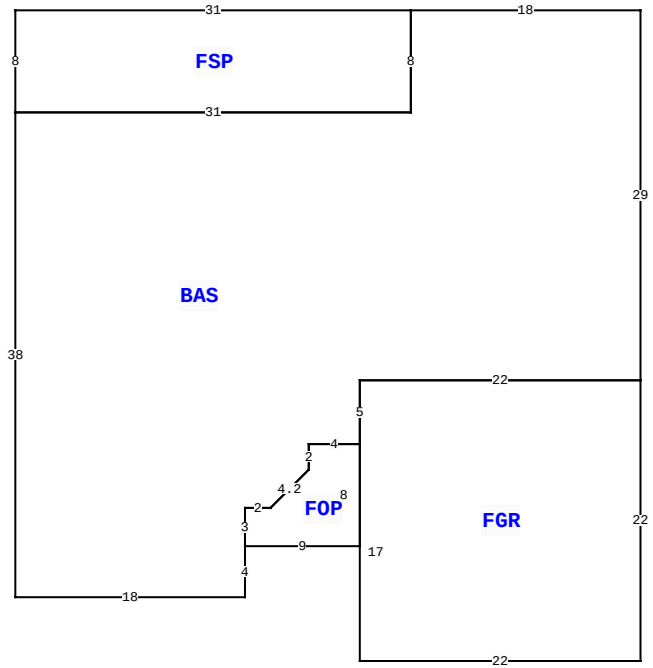
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,545	100	1,545	155,447
FGR	484	55	266	26,763
FOP	52	30	16	1,610
FSP	248	40	99	9,961
TOTALS	2,329		1,926	193,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,926	115.4440	121.22	233,470	2006	2006	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1545 HX Base Yr 2007



561 SE PLANT ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		193,780
TOTAL MARKET OB/XF VALUE		5,180
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		217,460
SOH/AGL Deduction		71,677
ASSESSED VALUE		145,783
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		90,783
TOTAL JUST VALUE		217,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24003	SFR	462	12/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/973	12/31/2023	WD	U	I	11	100
GRANTOR: ISBEL LINDA						
GRANTEE: ISBEL LINDA						
1079/2730	4/06/2006	WD	Q	I		175,000
GRANTOR: KEVIN SR & KEVIN JR B						
GRANTEE: CHARLES & LINDA ISB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= W31 S8 E31 N8$ S8 W31 S38 E18 N4 FOP= E9 N8 W4S2 D3 L3 W2 S3$ N3 E2 R3 U3 N2 E4 FGR= S17 E22 N22 W22 S5$ N5 E22 N29$.

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	0166	CONC,PAVMT	0	100	0	0	992.00	UT	2.50	2.50	100	2006	2006	3	100	2,480	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,180

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/27/2017 BY DF Total Acres: 0.73 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/13/2024 BY SYS