1 ACRE OFF N END OF BLK 1 IN W1/
NW1/4 DESC AS: BEG NW COR OF SW1
197.89 FT, E 224.47 FT, N 197.89

TSHABALALA MANDLA A
P O BOX 943
LAKE CITY, FL 32056-0943

2021

30-3S-17-05847-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

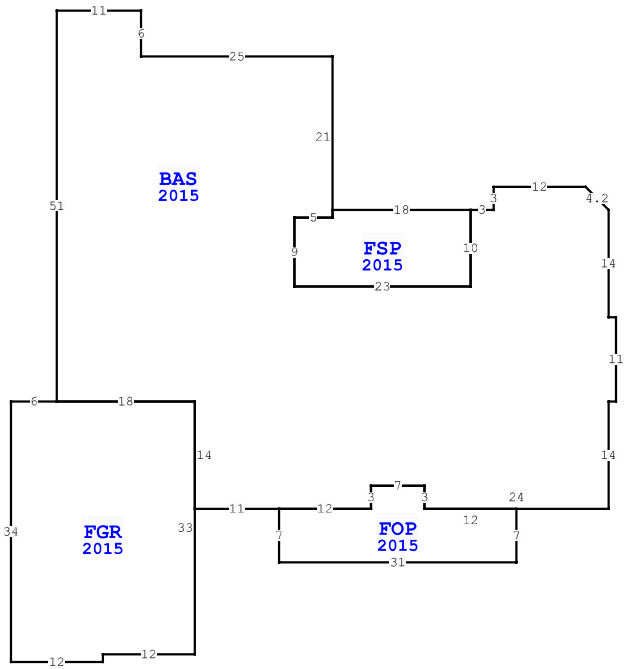
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD	30317.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,148	100	3,148	248,249
FGR	804	55	442	34,856
FOP	238	30	71	5,599
FSP	225	40	90	7,097
TOTALS	4,415		3,751	295,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,751	118.5800	83.01	311,371	2015	2015	0	0	0	5.00	95.00

1 SINGLE FAM - 100% - 2018 HX Base Yr 2018



225 NW JOE LOWE Ct, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		295,802
TOTAL MARKET OB/XF VALUE		9,742
TOTAL LAND VALUE - MARKET		9,716
TOTAL MARKET VALUE		315,260
SOH/AGL Deduction		45,916
ASSESSED VALUE		269,344
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,344
TOTAL JUST VALUE		315,260
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/0614	3/11/2015	WD	U	I	30	100
GRANTOR: EUNICE B TSHABALALA F						
GRANTEE: EUNICE B & MANDLA A						
0535/0170	6/21/1974	WD	U	I	06	127
GRANTOR: EUNICE H BRADLEY (RE						
GRANTEE: EUNICE LORETTA BRAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W25 N6 W11 S51 FGR=[YR=2015] W6 S34 E12 N1 E12 N33 W18$ E18 S14 E11 FOP=[YR=2015] S7 E31 N7 W12 N3 W7 S3 W12$ E12 N3 E7 S3 E24 N14 E1 N11 W1 N14 U3 L3 W12 S3 W3 FSP=[YR=2015] W18 S1 W5 S9 E23 N10$ S10 W23 N9 E5 N21$.

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
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1,911.00	UT	2.00	2.00	100	2015	2015	3	100	3,822	
5	0120	CLFENCE 4	0	100	0	0	640.00	UT	5.50	5.50	100	2015	2015	3	100	3,520	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,742

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			0.00	0.00	1.02	AC		1.00	1.00	0.75	12,700.00	9,525.00	9,716							

REVIEW DATE 08/16/2018 BY DFRP Total Acres: 1.02 Total Land Value: 9,716 Market: 0 Agricultural: 0 Common: 9,716 PRINTED 09/16/2021