LOT 14 EASTWOOD UNIT 2.
ORB 458-351, 760-2137, LIFE
EST 1218-1800,

BAKER CHESTER & PATRICIA
233 SE SANDIA WAY
LAKE CITY, FL 32055

**2022**

**15-4S-17-08360-192**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

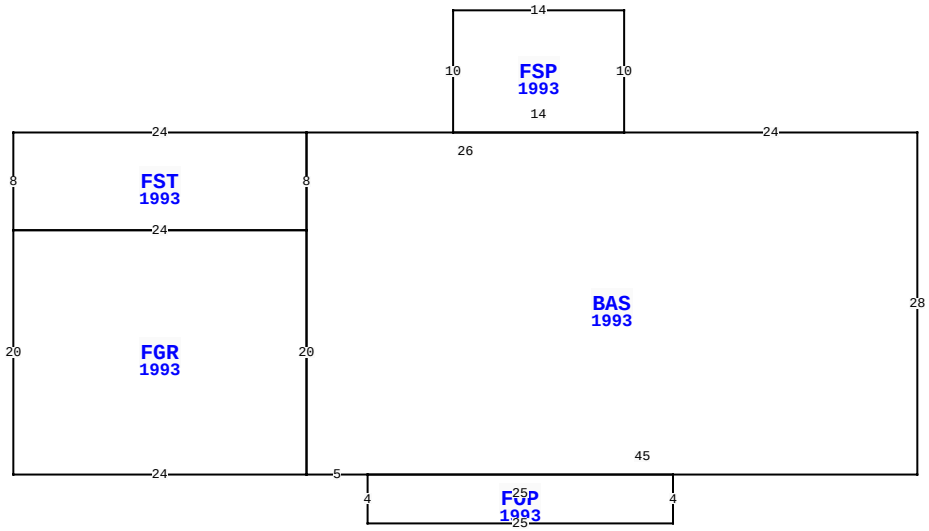
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 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 | 15417.050 | 1.00 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,400 | 100 | 1,400 | 71,672 |
| FGR | 480 | 55 | 264 | 13,515 |
| FOP | 100 | 30 | 30 | 1,536 |
| FSP | 140 | 40 | 56 | 2,867 |
| FST | 192 | 55 | 106 | 5,427 |
| TOTALS | 2,312 | | 1,856 | 95,016 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,856 | 112.5200 | 78.76 | 146,179 | 1980 | 1980 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM – 100% - 0 HX Base Yr




233 SE SANDIA Way, 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 | | 95,016 |
| TOTAL MARKET OB/XF VALUE | | 3,150 |
| TOTAL LAND VALUE - MARKET | | 11,780 |
| TOTAL MARKET VALUE | | 109,946 |
| SOH/AGL Deduction | | 20,073 |
| ASSESSED VALUE | | 89,873 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 39,873 |
| TOTAL JUST VALUE | | 109,946 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 109,946 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1 | 7/27/2011 | WD | U | I | 11 | 100 |
| GRANTOR: CHESTER & PATRICIA BA | | | | | | |
| GRANTEE: ROGER R BAKER & RAN | | | | | | |
| 2 | 4/17/1992 | WD | Q | I | | 56,000 |
| GRANTOR: TERRY HUNTER | | | | | | |
| GRANTEE: CHESTER BAKER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 FSP=[YR=1993] N10 W14 S10 E14$ W26
FST=[YR=1993] W24 S8 E24 N8$ S8 FGR=[YR=1993] W24 S20 E24
N20$ S20E5 FOP=[YR=1993] S4 E25 N4 W25$ E45 N28$.

## 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 | 23 | 47 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,350 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,150

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.95 | 12,400.00 | 11,780.00 | 11,780 | | | | | | | |

REVIEW DATE 04/24/2017 BY BC Total Acres: 0.00 Total Land Value: 11,780 Market: 0 Agricultural: 0 Common: 11,780 PRINTED 11/04/2021