BEG NW COR OF NW1/4 OF NE1/4, RU FT, S 330 FT, W 665.52 FT TO E R N 330 FT TO POB.

HADDOX MARK
PO BOX 1755
LAKE CITY, FL 32056

2021

33-3S-16-02435-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

DOR CODE	4800	WAREHOSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD	33316.00		1.10

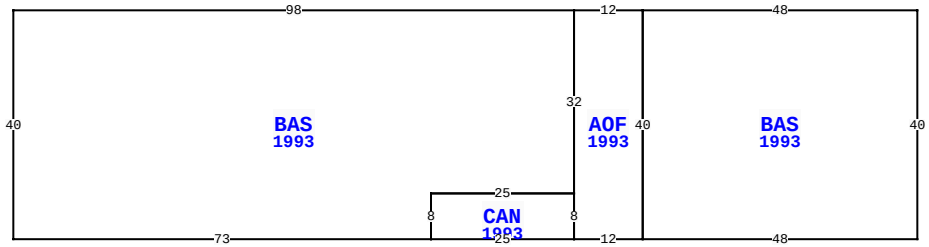
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	480	150	720	10,031
BAS	1,920	100	1,920	26,749
BAS	3,720	100	3,720	51,825
CAN	200	30	60	836
TOTALS	6,320		6,420	89,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	6,420	76.7600	25.33	162,619	1990	1990	0	0	0	45.00	55.00

1 WAREH STOR – 0% - 0

HX Base Yr



277 NW BROWN Rd, 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	89,440
TOTAL MARKET OB/XF VALUE	9,810
TOTAL LAND VALUE - MARKET	152,850
TOTAL MARKET VALUE	252,100
SOH/AGL Deduction	0
ASSESSED VALUE	252,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,100
TOTAL JUST VALUE	252,100
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042561	Communications To	30,000	08/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/0298	10/01/2019	WD	U	I	30	100
GRANTOR: MARK HADDOX						
GRANTEE: MARK & BOBBIE ELLEN						
1333/1544	3/28/2017	WD	Q	I	01	300,000
GRANTOR: DARYL W SCOTT						
GRANTEE: MARK HADDOX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W98 S40 E73 CAN=[YR=1993] E25 N8W25 S8$ N8 E25 AOF=[YR=1993] S8 E12 N40 BAS=[YR=1993] S40 E48 N40 W48$ W12 S32$ N32$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
8	0031	BARN,MT AE	0	0	22	45	990.00	UT	9.00	9.00	100	2014	2014	3	100	8,910	

LAND DESCRIPTION

TOTAL OB/XF 9,810

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	4800	WAREHOUSE	0		CG	0.00	0.00	3.00	AC		1.00	1.00	0.85	35,200.00	29,920.00	89,760							
2	9105	TOWER SITE	0			0.00	0.00	1.00	AC		1.00	1.00	0.85	35,200.00	29,920.00	29,920							
3	0200	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	0.85	35,200.00	29,920.00	29,920							
4	9945	WELL/SEPT	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	3,250.00	3,250.00	3,250							

REVIEW DATE 09/26/2018 BY KRBC Total Acres: 5.00 Total Land Value: 152,850 Market: 0 Agricultural: 0 Common: 152,850 PRINTED 09/30/2021