LOT 39 CALLAWAY S/D PHASE 2.

ORB 976-1727, WD 991-1940.

BROWN BERNICE
163 SW GROVELAND CT
LAKE CITY, FL 32024

2024

15-4S-16-03023-239

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

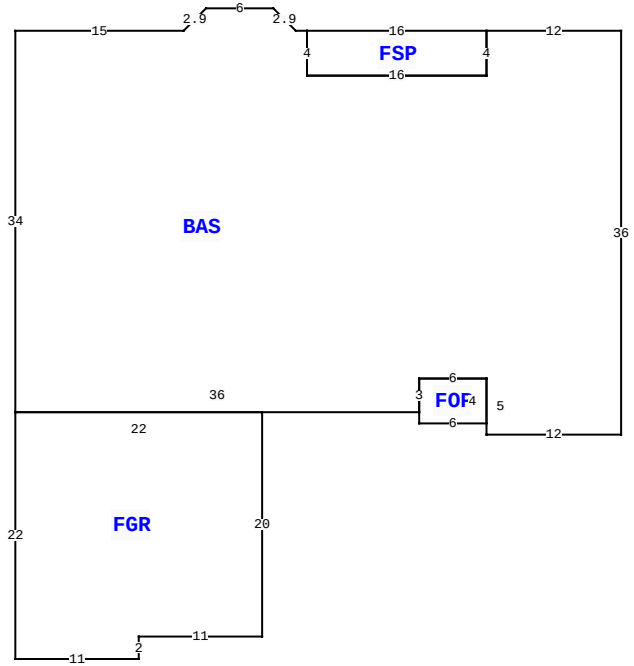
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100	1,794	130,936
FGR	462	55	254	18,538
FOP	24	30	7	511
FSP	64	40	26	1,898
TOTALS	2,344		2,081	151,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,081	120.6777	115.85	241,084	2003	2003	10	0	0	27.00	63.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1794 HX Base Yr 2006



163 SW GROVELAND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,883
TOTAL MARKET OB/XF VALUE		28,255
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		208,138
SOH/AGL Deduction		58,714
ASSESSED VALUE		149,424
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,424
TOTAL JUST VALUE		208,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24357	POOL ENCL	25	04/06/2006
24055	POOL	140	01/20/2006
20578	SFR	308	04/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0991/1940	8/11/2003	WD	Q	I		150,000

GRANTOR: AARON SIMQUE HOMES IN

GRANTEE: BERNICE BROWN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= W16 S4 E16 N4$ S4 W16 N4 W1 L2 U2 W6 D2 L2 W15 S34 FGR= S22 E11 N2 E11 N20 W22$ E36 FOP= S1 E6 N4 W6 S3 $ N3 E6 S5 E12 N36 $.

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	1,716.00	UT	2.00	2.00	100	2003	2003	3	100	3,432	
2	0281	POOL R/FIB	0	100	0	0	456.00	UT	65.00	65.00	100	2006	2006	3	58	17,191	
3	0282	POOL ENCL	0	100	0	30	1,272.00	UT	15.00	15.00	100	2006	2006	3	40	7,632	

LAND DESCRIPTION

TOTAL OB/XF 28,255

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	28,000.00	28,000.00	28,000							

REVIEW DATE 04/22/2019 BY KRBC Total Acres: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/18/2023 BY SYS