LOT 1 BLOCK 12 LAKE FOREST PLAT
783-1523, LE 1275-1005, DC 1422-

KADENS ADRIA
813 SW ALAMO DR
LAKE CITY, FL 32025-5150

2025

31-3S-17-07941-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

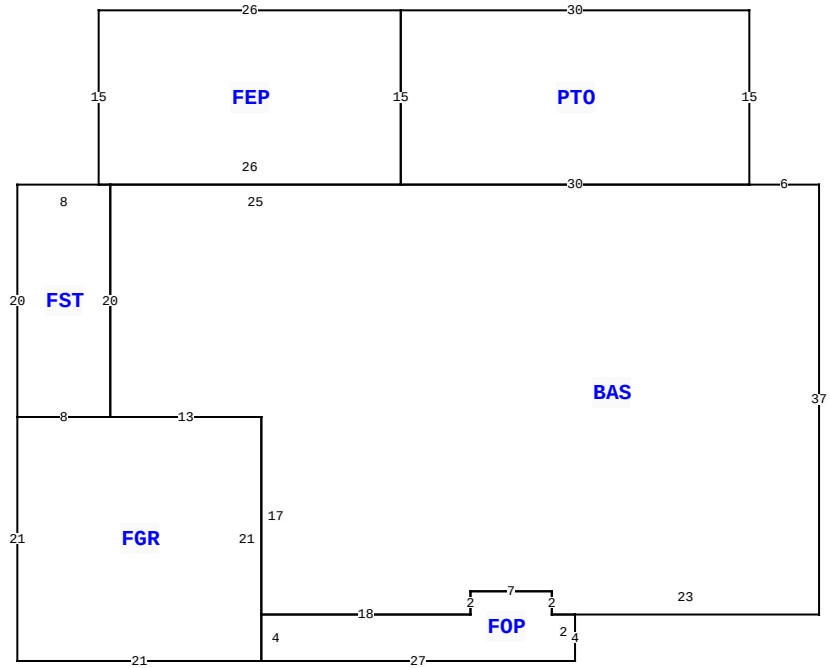
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100	2,022	168,020
FEP	390	80	312	25,926
FGR	441	55	243	20,192
FOP	122	30	37	3,075
FST	160	55	88	7,313
PTO	450	5	22	1,828
TOTALS	3,585		2,724	226,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,724	121.7568	127.84	348,236	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2022 HX Base Yr 2022



813 SW ALAMO DR, 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: 1	Tax Dist:	
BUILDING MARKET VALUE		226,353
TOTAL MARKET OB/XF VALUE		8,101
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		252,954
SOH/AGL Deduction		32,182
ASSESSED VALUE		220,772
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		165,772
TOTAL JUST VALUE		252,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/0055	10/09/2020	WD	Q	I	01	210,000
GRANTOR: KATHLEEN M VERCHICK						
GRANTEE: DARIEN & ADRIA KADE						
1275/1005	5/27/2014	LE	U	I	14	100
GRANTOR: KATHLEEN M VERCHICK (						
GRANTEE: KATHLEEN M VERCHICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 PTO= N15 W30 S15 E30$ W30 FEP= N15 W26 S15 E26$ W25
FST= W8 S20 E8 N20 $ S20 FGR= W8 S21 E21 N21 W13$ E13 S17
FOP= S4 E27 N4 W2 N2 W7 S2 W18$ E18N2 E7 S2 E23 N37$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	651	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		85	5,000	

LAND DESCRIPTION

TOTAL OB/XF 8,101

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-	119.00	160.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/28/2021 BY TW Total Acres: 0.44 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 12/31/2024 BY SYS