LOT 7 BLOCK 2 LAKE FOREST S/D UN

DC 819-1138, 966-1985, CT 1203-8

BOND DAVID
804 SW VALLEY WAY
LAKE CITY, FL 32025

2026

00-00-00-07883-000

BUILDING CHARACTERISTICS

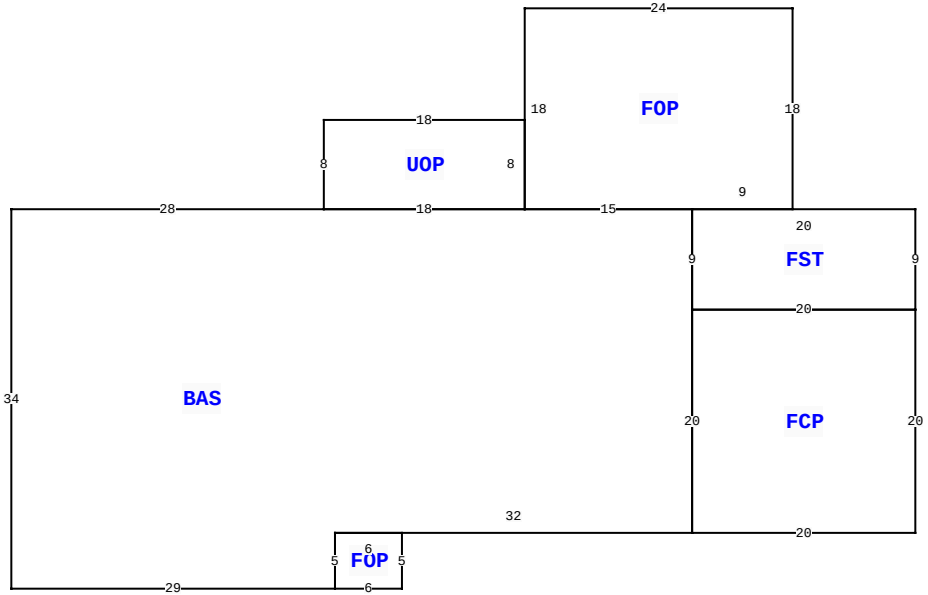
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100		1,914	155,699
FCP	400	25		100	8,135
FOP	30	30		9	732
FOP	432	30		130	10,576
FST	180	55		99	8,054
UOP	144	20		29	2,359
TOTALS	3,100			2,281	185,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,281	111.7440	125.15	285,467	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1914 HX Base Yr 2021



804 SW VALLEY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	400	
2	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		185,554
TOTAL MARKET OB/XF VALUE		1,050
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		205,104
SOH/AGL Deduction		53,824
ASSESSED VALUE		151,280
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,558
TOTAL JUST VALUE		205,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/0497	10/06/2020	WD	U	I	30	91,000
GRANTOR: MICHAEL J & CHRISTINE						
GRANTEE: DAVID BOND						
1209/0173	1/10/2011	WD	U	I	12	68,000
GRANTOR: HOUSEHOLD FINANCE COR						
GRANTEE: MICHAEL J & CHRISTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S34 E29 FOP= E6 N5 W6 S5$ N5 E32 FCP= E20 N20 W20 S20$ N20 FST= E20 N9 W20 S9$ N9 FOP= E9 N18 W24 S18 E15$ W15 UOP= N8 W18 S8 E18$ W18$.

LAND DESCRIPTION

TOTAL OB/XF 1,050

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-2	210.00	213.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/25/2016 BY DF Total Acres: 0.54 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS