

BERRY PRISCILLA
671 NE BROADWAY AVE
LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Architectural Units

Condition Adj

Kitchen Adjus

3103VINYL SID 100
GABLE/HIP 100

1202MODULAR MT 100
WALL BD/WD 100

0909PINE WOOD 100

0202WINDOW 100

0202CONVECTION 100
3 100

01101NONE 100
1. 1. 100

0505CONV 100
0 100

020202 100

010101 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

0303

0100SINGLE FAMILY

MKT AREA07

810317.001.00/

BAS72810020234,362

UCP22520452,124

UOP45209425

UST9045401,888

TOTALS

1,088

822

38,799

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDQ% CONDOB/XF MKT VALUENOTES

10166CONC, PAVMT0100001.00UT0.000.00100201520153100100

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR1000.000.005,775.00SF1.001.001.000.250.251,444

REVIEW DATE

07/17/2025

BY

TP

Total Acres:

0.13

Total Land Value:

1,444

Market:

0

Agricultural:

0

Common:

1,444

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

01000182276.626085.8270,54419551955100035.0055.00

HEATED AREA: 728

HX Base Yr 2026

UST

UCP

BAS

UOP

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

671 NE BROADWAY AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE38,799

TOTAL MARKET OB/XF VALUE100

TOTAL LAND VALUE - MARKET1,444

TOTAL MARKET VALUE40,343

SOH/AGL Deduction0

ASSESSED VALUE40,343

TOTAL EXEMPTION VALUEHX HB DX30,000

BASE TAXABLE VALUE10,343

TOTAL JUST VALUE40,343

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE40,343

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1533/10492/10/2025WDQI0135,000

GRANTOR: RILEY WINOLA F

GRANTEE: BERRY PRISCILLA

1451/20829/30/2021LEUII14100

GRANTOR: RILEY WINOLA F

GRANTEE: CHAPMAN MALYNDA MIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UST= W15 S6 E15 N6\$ S6 UCP= W15 S15 E15 N15 \$ S20 E10 UOP= S5 E9N5 W9\$ E18 N26\$.