

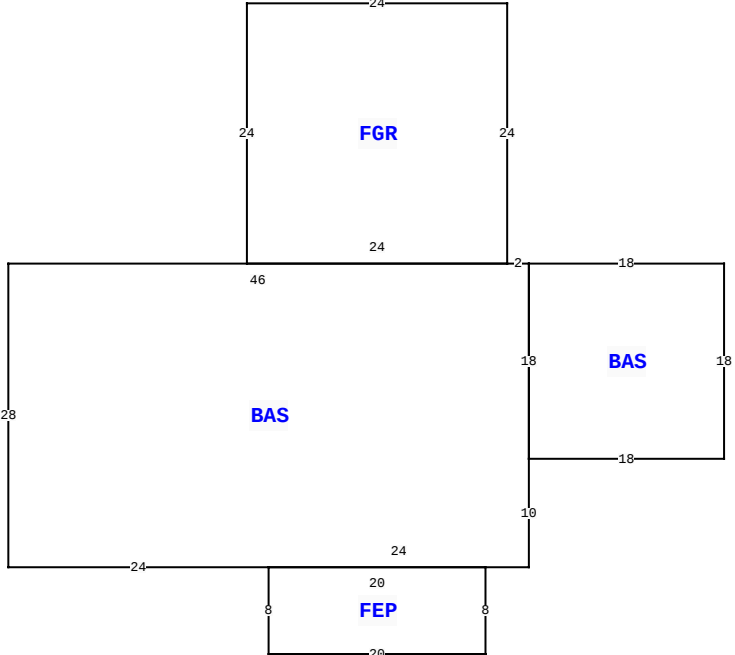
NE DIV: LOTS 3 & 4 BLOCK 5 WASHI
PARK S/D.

LEE CARL W/LEE HELEN L
682 NE ST CLAIR ST
LAKE CITY, FL 32055

2026

00-00-00-10795-001



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	31	VINYL SID 100	0100	01	2,113	103.5960	116.03	245,171	1997	1997	20	0	0	35.00	45.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0													Heated Area: 1668 HX Base Yr									
Roof Cover	03	COMP SHNGL 100														VALUATION SUMMARY									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 110,327									
Interior Floo	14	CARPET 90														TOTAL MARKET OB/XF VALUE 2,542									
Interior Floo	08	SHT VINYL 10														TOTAL LAND VALUE - MARKET 4,216									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 117,085									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 22,778									
Bedrooms	3	100														ASSESSED VALUE 94,307									
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB 50,722									
Frame	01	NONE 100														BASE TAXABLE VALUE 43,585									
Stories	1	1. 100														TOTAL JUST VALUE 117,085									
Architectual	05	CONV 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
Condition Adj	03	100	PREVIOUS YEAR MKT VALUE 120,150																						
Kitchen Adjus	01	01 100	XFOB:1:1: PINECREST MH																						
Quality 05 05			PERMIT NUM DESCRIPTION AMT ISSUED																						
DOR CODE 0100 SINGLE FAMILY			40 ADDN SFR 53 02/20/2007																						
MAP NUM MKT AREA 07			1315 GARAGE 16 07/23/1998																						
NEIGHBORHOOD/LOC 810317.00 1.00/																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	SALES DATA																			
BAS	324	100		324	16,917	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE													
BAS	1,344	100		1,344	70,175																				
FEP	160	80		128	6,683																				
FGR	576	55		317	16,552																				
TOTALS 2,404				2,113	110,327																				
EXTRA FEATURES			682 NE SAINT CLAIR ST, LAKE CITY																						
L N	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	0294	SHED WOOD/	0	100 8 16	1.00	UT	0.00	0.00	100	1997	1997	3	100	700											
2	0294	SHED WOOD/	0	100 10 10	1.00	UT	500.00	500.00	50	1997	1997	3	50	250											
3	0166	CONC, PAVMT	0	100 0 0	628.00	UT	1.50	1.50	100	1997	1997	3	100	942											
4	0263	PRCH, USP	0	100 0 0	1.00	UT	0.00	0.00	100	1997	1997	3	100	350											
5	0060	CARPORT F	0	100 0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300											
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	8,430.00	SF		1.00	1.00	1.00	0.25	0.25	2,108								
2	0000	C	VAC RES	100			0.00	0.00	8,430.00	SF		1.00	1.00	1.00	0.25	0.25	2,108								
REVIEW DATE 10/22/2015 BY DF																Total Acres: 0.39 Total Land Value: 4,216 Market: 0 Agricultural: 0 Common: 4,216 PRINTED 10/10/2025 BY SYS									