NE DIV: LOTS 4, 5 & 6 FINLEYS AD
DC MARGARET WILLIAMS 1015-1356 &

ROBINSON FRANCENA W
P O BOX 907
LAKE CITY, FL 32056-0907

2026

00-00-00-10821-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

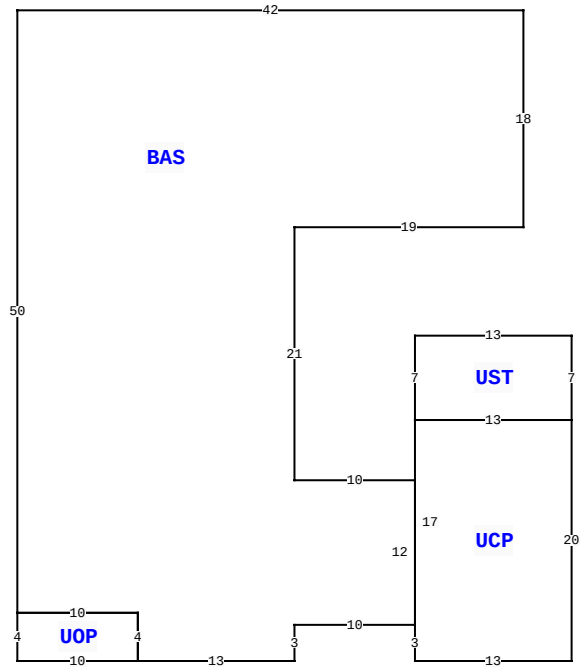
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100		1,664	99,446
UCP	260	20		52	3,108
UOP	40	20		8	478
UST	91	45		41	2,450
TOTALS	2,055			1,765	105,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,765	97.0200	108.66	191,785	1955	1955	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2013 Heated Area: 1664 HX Base Yr 2013



831 NE BROADWAY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		105,482
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		5,850
TOTAL MARKET VALUE		113,332
SOH/AGL Deduction		53,375
ASSESSED VALUE		59,957
TOTAL EXEMPTION VALUE	HX HB WX SX	59,957
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		113,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045334	Roof Replacement	15,200	08/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1234/2617	5/15/2012	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LOUIS						
GRANTEE: REGINALD WILLIAMS &						
1236/0072	3/16/2012	LE	U	I	14	100
GRANTOR: REGINALD V WILLIAMS &						
GRANTEE: FRANCENA W ROBINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S50 UOP= S4 E10 N4 W10$E10 S4 E13 N3 E10 UCP= S3 E13 N20 UST= N7 W13 S7 E13$ W13 S17$ N12 W10 N21 E19 N18$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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			0.00	0.00	15,600.00	SF		1.00	1.00	0.75	0.50	0.38	5,850							

REVIEW DATE 09/21/2015 BY DF Total Acres: 0.36 Total Land Value: 5,850 Market: 0 Agricultural: 0 Common: 5,850 PRINTED 10/09/2025 BY SYS