NE DIV: A LOT 100 FT E & W BY 70
NW COR OF LOT 6 BLOCK B FAIRVIEW

GRIFFIN CHAROLETTE
787 NE BROADWAY AVE
LAKE CITY, FL 32055

2026

00-00-00-10827-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

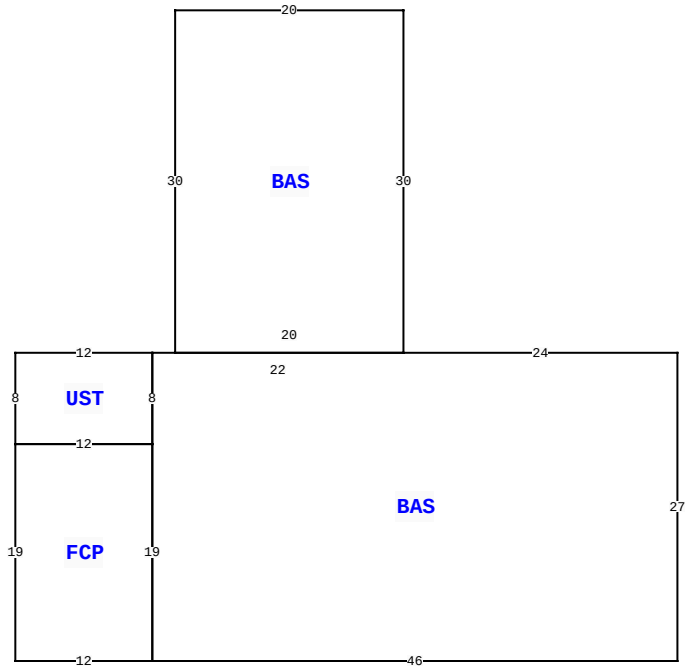
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
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	600	100		600	30,954
BAS	1,242	100		1,242	64,075
FCP	228	25		57	2,941
UST	96	45		43	2,218
TOTALS	2,166			1,942	100,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	83.7459	93.80	182,160	1969	1969	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2023 Heated Area: 1842 HX Base Yr 2023



787 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		100,188
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		2,450
TOTAL MARKET VALUE		104,738
SOH/AGL Deduction		6,024
ASSESSED VALUE		98,714
TOTAL EXEMPTION VALUE	HX HB SX	98,714
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		104,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044005	Electrical Servic	0	03/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1477/1925	10/19/2022	WD	Q	I	01	60,000

GRANTOR: PASCHAL DORIS
GRANTEE: GRIFFIN CHAROLETTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 BAS= N30 W20 S30 E20$ W22 UST= W12 S8 E12N8$S8 FCP= W12 S19 E12 N19$S19 E46 N27$.

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	2004	2004	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	-370.00	100.00	7,000.00	SF		1.00	1.00	0.70	0.50	0.35	2,450							

REVIEW DATE 02/08/2023 BY CP Total Acres: 0.16 Total Land Value: 2,450 Market: 0 Agricultural: 0 Common: 2,450 PRINTED 10/08/2025 BY SYS