NE DIV: LOT 12 HOSFORDS S/D. EX
DESC IN ORB 958-1105.

WARREN MICHAEL/JONES KENDRIA
842 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2026

00-00-00-10866-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

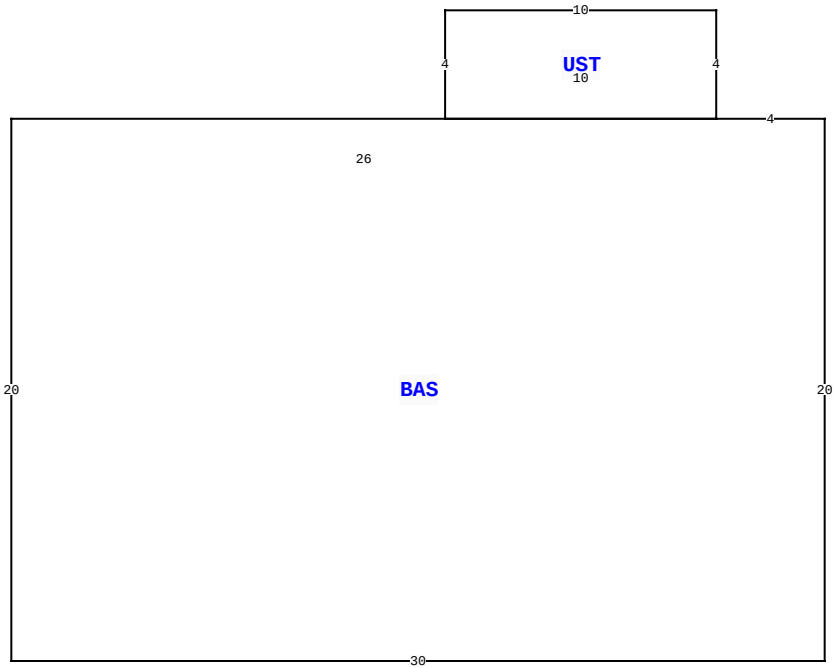
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	29317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	25,776
UST	40	45		18	773
TOTALS	640			618	26,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	618	69.7374	78.11	48,272	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2022 Heated Area: 600 HX Base Yr



553 NE FAIRVIEW ST, 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	26,550
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	1,156
TOTAL MARKET VALUE	27,756
SOH/AGL Deduction	0
ASSESSED VALUE	27,756
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,756
TOTAL JUST VALUE	27,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/1521	8/21/2025	QC	U	I	11	100
GRANTOR: TWENTYEIGHT FOURTEEN						
GRANTEE: WARREN MICHAEL						
1441/2117	6/01/2021	WD	Q	I	01	23,100
GRANTOR: CARTER GREGORY						
GRANTEE: TWENTYEIGHT FOURTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UST= N4 W10 S4 E10$ W26 S20 E30 N20$.

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	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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	0		*RSF	-350.00	46.00	2,312.50	SF		1.00	1.00	1.00	0.50	0.50	1,156							

REVIEW DATE 10/21/2015 BY DF Total Acres: 0.05 Total Land Value: 1,156 Market: 0 Agricultural: 0 Common: 1,156 PRINTED 10/17/2025 BY SYS