NE DIV: LOTS 5, 6 & 7 BLOCK 11

810-2383, 811-820, DC 940-1780

GRAHAM OLLIE
643 NE COLDWATER AVE
LAKE CITY, FL 32055

2026

00-00-00-10872-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

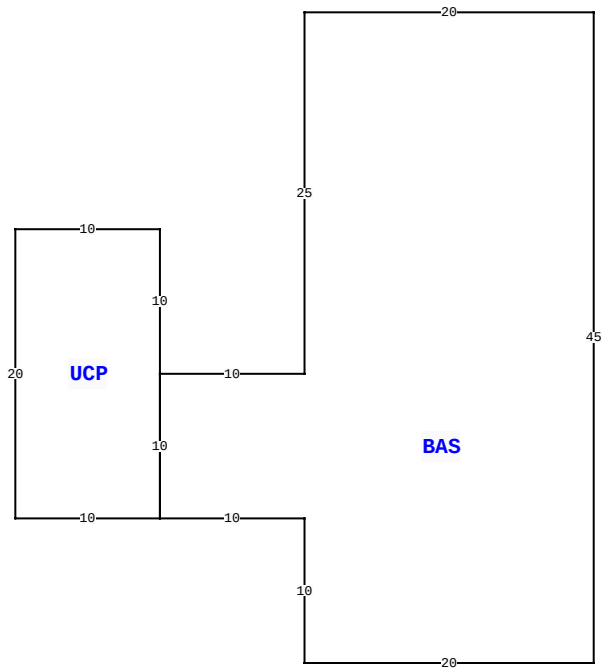
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	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	1,000	100		1,000	47,212
UCP	200	20		40	1,889
TOTALS	1,200			1,040	49,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,040	76.6422	85.84	89,274	1940	1950	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1000 HX Base Yr



643 NE COLDWATER 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	49,101
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	7,006
TOTAL MARKET VALUE	56,407
SOH/AGL Deduction	0
ASSESSED VALUE	56,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,407
TOTAL JUST VALUE	56,407
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S25 W10 UCP= N10 W10 S20 E10 N10$ S10 E10 S10 E20 N45$.

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 300

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-1	105.00	157.00	16,485.00	SF		1.00	1.00	0.85	0.50	0.43	7,006							

REVIEW DATE 10/21/2015 BY DF Total Acres: 0.38 Total Land Value: 7,006 Market: 0 Agricultural: 0 Common: 7,006 PRINTED 10/17/2025 BY SYS