NE DIV: LOT 1 BLOCK 54 & THE S1/
LOTS 2 & 3 BLOCK 54.

WRIGHT SHANIEA
662 NE BROADWAY
LAKE CITY, FL 32055

**2026**

**00-00-00-11034-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

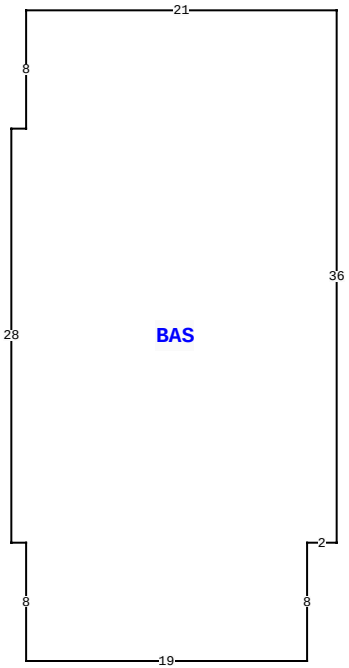
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 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 | 03 | 03 |
| 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 | 936 | 100 | | 936 | 45,076 |
| TOTALS | 936 | | | 936 | 45,076 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 936 | 78.1747 | 87.56 | 81,956 | 1940 | 1940 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 0% - 0 Heated Area: 936 HX Base Yr




668 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 | 45,076 |
| TOTAL MARKET OB/XF VALUE | 1,600 |
| TOTAL LAND VALUE - MARKET | 4,436 |
| TOTAL MARKET VALUE | 51,112 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 51,112 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 51,112 |
| TOTAL JUST VALUE | 51,112 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 51,112 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1550/133 | 9/24/2025 | QC | U | I | 11 | 100 |
| GRANTOR: WRIGHT ROBERT | | | | | | |
| GRANTEE: WRIGHT SHANIEA | | | | | | |
| 1228/0238 | 1/01/2012 | QC | U | I | 11 | 100 |
| GRANTOR: COLLINS BENJAMIN JAME | | | | | | |
| GRANTEE: ROBERT WRIGHT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W21 S8 W1 S28 E1 S8 E19 N8 E2 N36$.

## 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 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 500 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 800 | |
| 3 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,600

| 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- | 342.00 | 102.00 | 4,284.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 2,142 | | | | | | | |
| 2 | 9901 | C | AC/XFOB | 0 | | *RSF-3 | 0.00 | 0.00 | 1,597.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 798 | | | | | | | |
| 3 | 0000 | C | VAC RES | 0 | | | 0.00 | 0.00 | 2,993.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 1,496 | | | | | | | |

REVIEW DATE 10/22/2015 BY DF Total Acres: 0.20 Total Land Value: 4,436 Market: 0 Agricultural: 0 Common: 4,436 PRINTED 11/14/2025 BY SYS