NE DIV: COMM NW COR BLOCK 58, RU
FOR POB, RUN E 210 FT, S 67 FT,
67 FT TO POB. (BLOCK 58).

KT PROPERTY MASTERS LLC
PO BOX
SANDERSON, FL 32087

2026

00-00-00-11051-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

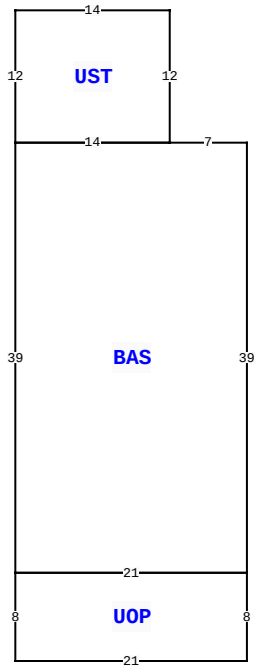
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
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	819	100		819	22,833
UOP	168	20		34	948
UST	168	45		76	2,119
TOTALS	1,155			929	25,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	929	45.2608	50.69	47,091	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2025 Heated Area: 819 HX Base Yr



903 NE CATAWBA 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	25,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,934
TOTAL MARKET VALUE	32,834
SOH/AGL Deduction	0
ASSESSED VALUE	32,834
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,834
TOTAL JUST VALUE	32,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1539/2718	5/07/2025	WD	U	I	37	20,000
GRANTOR: HENDON EDNA W						
GRANTEE: KT PROPERTY MASTERS						
1329/0640	11/17/2016	WD	U	I	11	100
GRANTOR: OTIS HENDON SR						
GRANTEE: LEE M WILLIAMS, EDN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 UST= N12 W14 S12 E14$ W14 S39 UOP= S8 E21N8 W21$ E21 N39$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	-367.00	230.00	15,410.00	SF		1.00	1.00	0.90	0.50	0.45	6,934							

REVIEW DATE 09/10/2025 BY TP Total Acres: 0.35 Total Land Value: 6,934 Market: 0 Agricultural: 0 Common: 6,934 PRINTED 11/18/2025 BY SYS