NE DIV: THE S 160.33 FT OF N 232
OF BLOCK 58 EX THAT PART BEING D

GILLYARD KATRINA
931 NE CATAWBA AVE
LAKE CITY, FL 32055

2026

00-00-00-11055-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

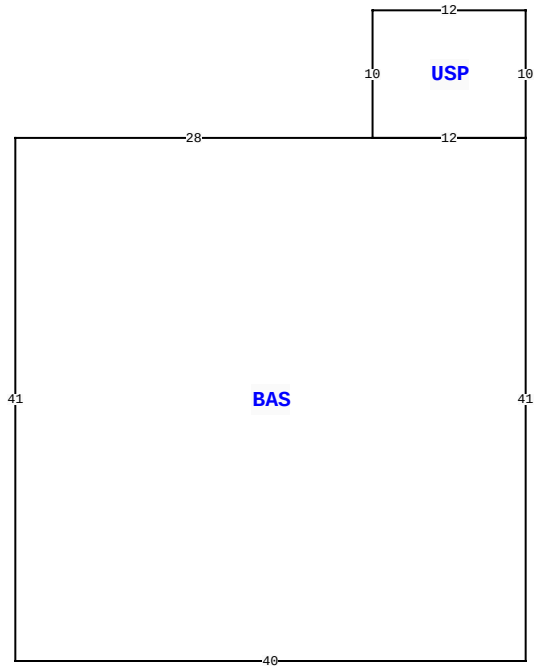
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,640	100		1,640	99,003
USP	120	35		42	2,536
TOTALS	1,760			1,682	101,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,682	98.0000	109.76	184,616	1940	1940	10	0	0	35.00	55.00

2 SINGLE FAM 100% - 2020 Heated Area: 1640 HX Base Yr 2020



931 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		101,539
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		5,663
TOTAL MARKET VALUE		107,202
SOH/AGL Deduction		33,110
ASSESSED VALUE		74,092
TOTAL EXEMPTION VALUE	HX HB	49,092
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		107,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
288	ADDN SFR	150	08/11/2014
288	MAINT/ALTR	50	07/31/2014
835	ADDN SFR	0	05/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/2183	9/15/2020	QC	U	I	11	100
GRANTOR: DONALD GILLYARD						
GRANTEE: KATRINA GILLYARD						
1381/0818	3/28/2019	QC	U	I	11	89,900
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: DONALD & KATRINA GI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S41 E40 N41 USP= N10 W12 S10 E12$ W12$.

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	100		*RSF-3	0.00	0.00	11,325.60	SF		1.00	1.00	1.00	0.50	0.50	5,663							

REVIEW DATE 10/27/2015 BY DF Total Acres: 0.26 Total Land Value: 5,663 Market: 0 Agricultural: 0 Common: 5,663 PRINTED 11/18/2025 BY SYS