NE DIV: COMM NE COR BLOCK 32, RU
POB, RUN S 100 FT, W 50 FT, N 10
FT TO POB. (BLOCK 32 MCELROYS).

COMBS FREDRINA T
9730 PORTA LEONA LN
BOYNTON BEACH, FL 33472

2026

00-00-00-11134-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 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	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04

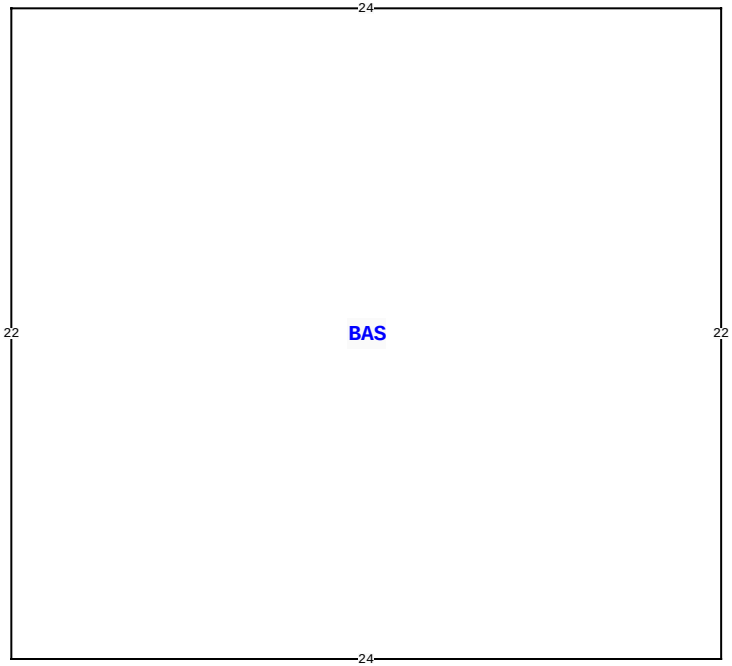
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100		528	31,770
TOTALS	528			528	31,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	528	97.6790	109.40	57,763	1963	1963	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 528 HX Base Yr



404 NE LUROSE 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	31,770
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	2,500
TOTAL MARKET VALUE	34,770
SOH/AGL Deduction	0
ASSESSED VALUE	34,770
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,770
TOTAL JUST VALUE	34,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0944/1305	1/04/2002	QC	Q	I	01	100

GRANTOR: LOUIS L WILLIAMS (RES
GRANTEE: FREDINA COBBS (R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S22 E24 N22$.

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	0	0	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 500

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	100.00	5,000.00	SF		1.00	1.00	1.00	0.50	0.50	2,500							

REVIEW DATE 10/20/2015 BY DF Total Acres: 0.11 Total Land Value: 2,500 Market: 0 Agricultural: 0 Common: 2,500 PRINTED 11/21/2025 BY SYS