NE DIV: LOT 7 BLOCK 26 GELBERG'S OF MCELROY'S S/D.

BLANCHETTE CHARLES HOMER JR
923 NE COLDWATER AVE
LAKE CITY, FL 32055

2026

00-00-00-11148-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

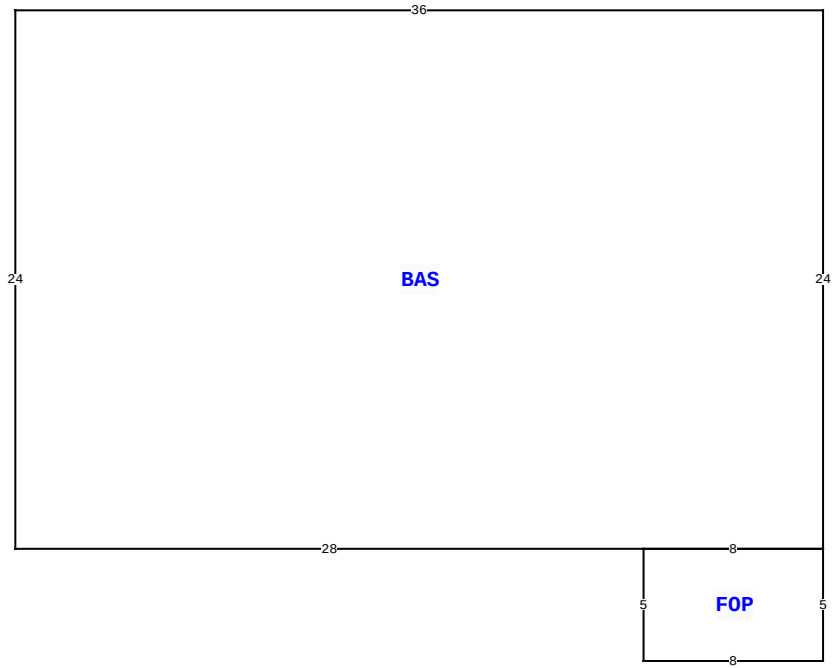
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	29317.04	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	103,506
FOP	40	30		12	1,437
TOTALS	904			876	104,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	876	125.8400	140.94	123,463	2013	2013	0	0	0	15.00	85.00

2 SINGLE FAM 0% - 2025 Heated Area: 864 HX Base Yr



923 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	104,944
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,855
TOTAL MARKET VALUE	106,799
SOH/AGL Deduction	0
ASSESSED VALUE	106,799
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,799
TOTAL JUST VALUE	106,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,342

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
198	ADDN SFR	25	06/24/2014
505	SFR	300	11/02/2012
488	DEMOLISH	25	11/02/2012
130	COMMERCIAL	540	07/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/1964	10/30/2024	WD	Q	I	01	145,000
GRANTOR: MOM FAMILY TRUST						
GRANTEE: BLANCHETTE CHARLES						
1469/2061	6/24/2022	QC	U	I	11	100
GRANTOR: MCCRAY CAROLINE D						
GRANTEE: MOM FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E28 FOP= S5 E8 N5 W8$ E8 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	-353.00	70.00	3,710.00	SF		1.00	1.00	1.00	0.50	0.50	1,855							

REVIEW DATE 10/29/2024 BY TP Total Acres: 0.09 Total Land Value: 1,855 Market: 0 Agricultural: 0 Common: 1,855 PRINTED 11/21/2025 BY SYS