NE DIV: W1/2 OF LOTS 11 & 12 BL
34 GELBERG'S REPLAT OF MCELROY'S

LATHAM CHARLES
871 NE CONGRESS AVE
LAKE CITY, FL 32055

2026

00-00-00-11154-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

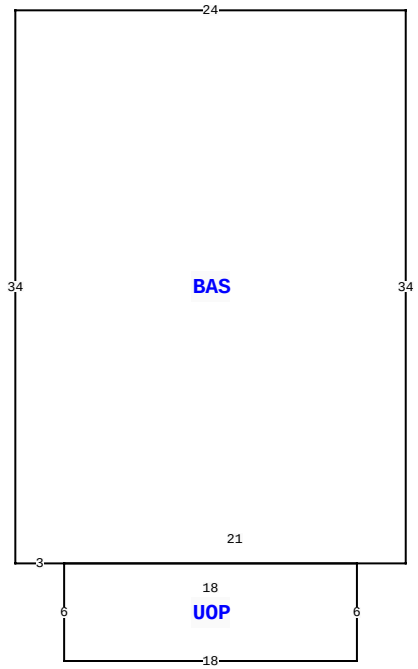
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
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	816	100		816	23,378
UOP	108	20		22	630
TOTALS	924			838	24,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	838	46.5075	52.09	43,651	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2013 Heated Area: 816 HX Base Yr 2013



871 NE CONGRESS 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		24,008
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		4,408
TOTAL MARKET VALUE		28,616
SOH/AGL Deduction		7,794
ASSESSED VALUE		20,822
TOTAL EXEMPTION VALUE	HX HB	20,822
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		28,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		28,616

SALE:2:1: LOTS 11 & 12 GELBERG'S REPLAT OF MCELROY

SALE:1:1: SALE NOT IN LINE, SEE SALE 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1071	REMODEL	75	10/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1244/1593	11/07/2012	WD	U	I	30	10,000
GRANTOR: JO ANN GEORGE						
GRANTEE: CHARLES LATHAM						
0840/1564	6/06/1997	WD	Q	I	03	8,000
GRANTOR: LATHAM						
GRANTEE: GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S34 E3 UOP= S6 E18 N6 W18$ E21 N34$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	100		*RSF	-3 0.00	0.00	11,020.00	SF		1.00	1.00	0.80	0.50	0.40	4,408							

REVIEW DATE 10/20/2015 BY DF Total Acres: 0.25 Total Land Value: 4,408 Market: 0 Agricultural: 0 Common: 4,408 PRINTED 11/21/2025 BY SYS