NE DIV: COMM SW COR OF NW1/4 OF
FT FOR POB, CONT N 477.85 FT TO
SR-100-A, RUN S 46 DEG E ALONG R

DOUGLAS-CARTER MARY ALICE
769 NE GURLEY AVE
LAKE CITY, FL 32055

2025

00-00-00-11174-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

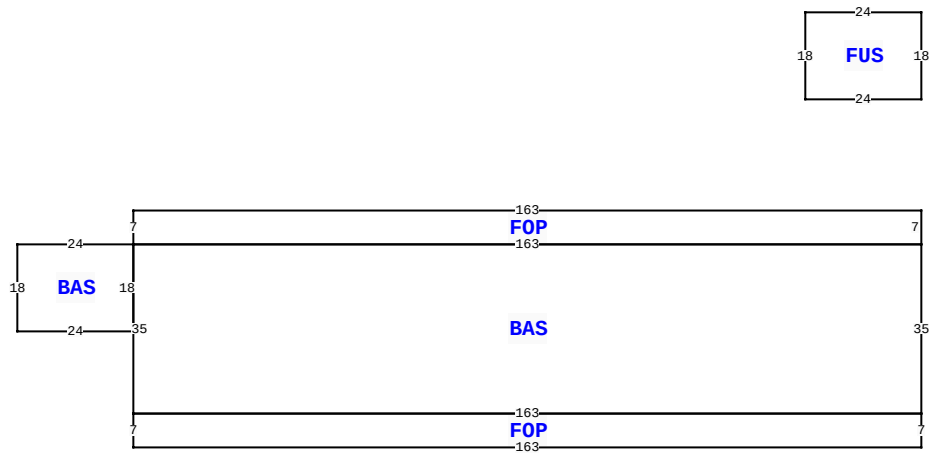
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		8 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0107	SFRES/ACLF HOME
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	432	100		432	8,414
BAS	5,705	100		5,705	111,121
FOP	1,141	30		342	6,661
FOP	1,141	30		342	6,661
FUS	432	100		432	8,414
TOTALS	8,851			7,253	141,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0707	01	7,253	103.0500	72.14	523,231	1986	1986	35	0	0	38.00	27.00

1 SFR/ACLF – 0% - 0 Heated Area: 6569 HX Base Yr



769 NE GURLEY 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	141,272
TOTAL MARKET OB/XF VALUE	1,802
TOTAL LAND VALUE - MARKET	43,038
TOTAL MARKET VALUE	186,112
SOH/AGL Deduction	0
ASSESSED VALUE	186,112
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,112
TOTAL JUST VALUE	186,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00697			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1539/248	4/21/2025	LE	U	I	14	100
GRANTOR: CARTER MARY ALICE AKA						
GRANTEE: DOUGLAS-CARTER MARY						
1525/115	10/02/2024	WD	U	I	11	100
GRANTOR: CARTER MARY ALICE FKA						
GRANTEE: CARTER MARY ALICE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N7 W163 S7 E163$ BAS= W163 BAS= W24 S18 E24 N18$ S35 FOP= S7 E163 N7 W163$ E163 N35$ PTR= N30 FUS= N18 W24 S18 E24$ S30$.

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	1,520.00	UT	1.40	1.40	80	0	0	3	80	1,702	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,802

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	0107	C	SFR/ACLF	0		00	0.00	0.00	1.30	AC		1.00	1.00	1.00	14,300.00	14,300.00	18,590							
2	0000	C	VAC RES	0		00	50.00	270.00	13,500.00	SF		1.00	1.00	1.00	0.50	0.50	6,750							
3	0000	C	VAC RES	0		00	0.00	0.00	6,750.00	SF		1.00	1.00	1.00	0.50	0.50	3,375							
4	0000	C	VAC RES	0			0.00	0.00	16,291.00	SF		1.00	1.00	1.00	0.50	0.50	8,146							
5	0000	C	VAC RES	0			0.00	0.00	12,354.00	SF		1.00	1.00	1.00	0.50	0.50	6,177							

REVIEW DATE 10/21/2024 BY JS Total Acres: 2.42 Total Land Value: 43,038 Market: 0 Agricultural: 0 Common: 43,038 PRINTED 07/21/2025 BY SYS