NW DIV: N1/2 OF BLOCK 46 AS
LIES E OF US-41.

SCOTT JOSANNA
756 NW TEXAS AVE
LAKE CITY, FL 32055

2026

00-00-00-11357-000

BUILDING CHARACTERISTICS

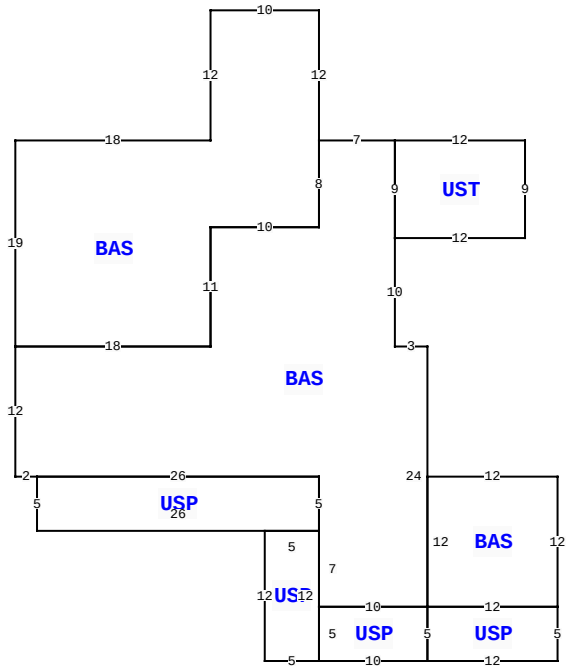
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	4,774
BAS	542	100		542	17,970
BAS	819	100		819	27,153
USP	50	35		18	597
USP	60	35		21	696
USP	60	35		21	696
USP	130	35		46	1,525
UST	108	45		49	1,625
TOTALS	1,913			1,660	55,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,660	53.8196	60.28	100,065	1925	1925	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1505 HX Base Yr



756 NW TEXAS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		55,036
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		5,939
TOTAL MARKET VALUE		61,275
SOH/AGL Deduction		39,254
ASSESSED VALUE		22,021
TOTAL EXEMPTION VALUE	HX HB	22,021
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		61,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 BAS= N12 W10 S12 W18S19 E18 N11 E10 N8$ S8 W10 S11W18 S12 E2 USP= S5 E26 N5 W26$ E26 S5 USP= W5 S12 E5 N12$ S7 USP= S5 E10 N5 W10$ E10 USP= S5 E12 N5 W12 $ BAS= E12N12 W12 S12$ N24 W3 N10 UST= E12 N9 W12 S9$ N9$.

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
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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		00	0.00	0.00	13,974.00	SF		1.00	1.00	0.85	0.50	0.43	5,939							

REVIEW DATE 10/12/2015 BY DF Total Acres: 0.32 Total Land Value: 5,939 Market: 0 Agricultural: 0 Common: 5,939 PRINTED 11/18/2025 BY SYS