NW DIV: S1/2 BLOCK 63 AS LIES E

GRANT MARY JANE
P O BOX 1443
LAKE CITY, FL 32056

2025

00-00-00-11410-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

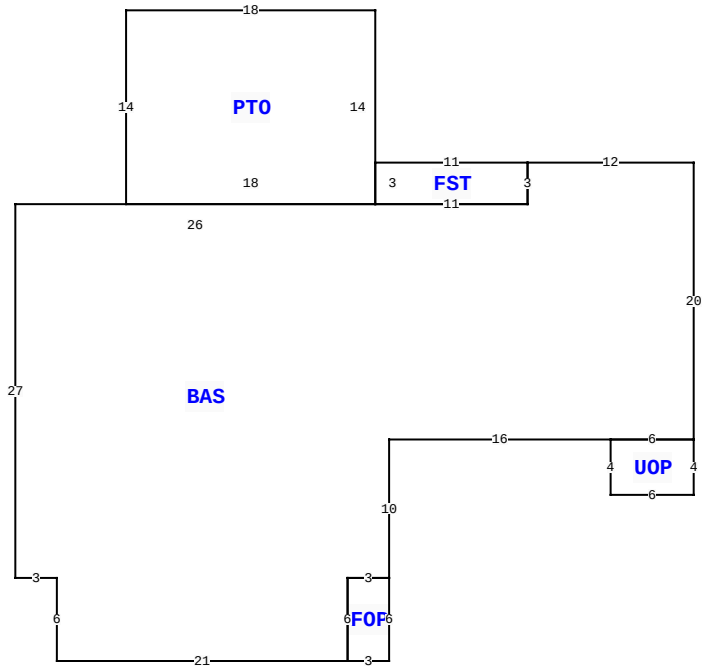
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 70
Interior Floo	14	CARPET 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	1,265	100		1,265	53,761
FOP	18	30		5	212
FST	33	55		18	765
PTO	252	5		13	553
UOP	24	20		5	212
TOTALS	1,592			1,306	55,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,306	68.9877	77.27	100,915	1920	1960	10	0	0	35.00	55.00

1 SINGLE FAM – 0% - 0 Heated Area: 1265 HX Base Yr



778 NW TEXAS 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	55,503
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	7,840
TOTAL MARKET VALUE	63,843
SOH/AGL Deduction	1,458
ASSESSED VALUE	62,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,385
TOTAL JUST VALUE	63,843
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,374

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= W12 FST= W11 S3 E11 N3$ S3 W11 PTO= N14 W18 S14 E18$ W26 S27 E3 S6 E21 FOP= E3 N6 W3 S6$ N6 E3 N10 E16 UOP= S4 E6 N4 W6$ E6 N20$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

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			0.00	0.00	15,680.00	SF		1.00	1.00	1.00	0.50	0.50	7,840							

REVIEW DATE 10/12/2015 BY DF Total Acres: 0.36 Total Land Value: 7,840 Market: 0 Agricultural: 0 Common: 7,840 PRINTED 06/27/2025 BY SYS