LOT 25 MAGNOLIA HEIGHTS S/D OF B
CT 841-540, 869-1548, 912-949, 9

POOLE JO ANNA
609 NW LONG ST
LAKE CITY, FL 32055

2025

00-00-00-11458-000

BUILDING CHARACTERISTICS

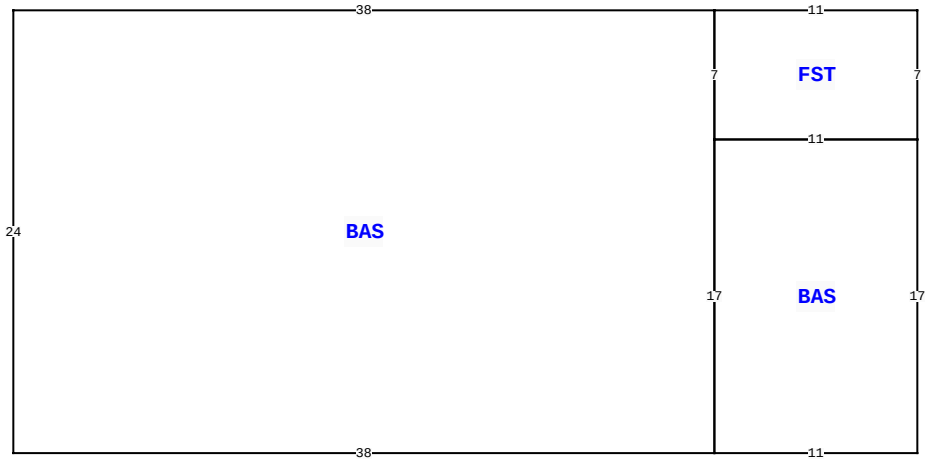
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	187	100		187	12,866
BAS	912	100		912	62,745
FST	77	55		42	2,890
TOTALS	1,176			1,141	78,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,141	111.6900	125.09	142,728	1964	1975	10	0	0	35.00	55.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1099 HX Base Yr 2021



609 NW LONG ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		78,500
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		3,200
TOTAL MARKET VALUE		82,700
SOH/AGL Deduction		22,811
ASSESSED VALUE		59,889
TOTAL EXEMPTION VALUE	HX HB	34,889
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		82,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2027	ADDN SFR	79	02/04/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/2441	3/27/2020	QC	U	I	11	0
GRANTOR: VELANA T DAVIS & LLOY						
GRANTEE: JO ANNA POOLE						
1354/2346	2/26/2018	QC	U	I	11	100
GRANTOR: MARY A ROSSIN						
GRANTEE: VELANA T DAVIS & LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S24 E38 BAS= E11 N17 W11 S17$ N17 FST= E11 N7 W11 S7$ N7$.

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	100	0	0	1.00	UT	500.00	500.00	60	2000	2000	3	60	300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	3,200.00	3,200.00	3,200							

REVIEW DATE 11/10/2015 BY DF Total Acres: 0.18 Total Land Value: 3,200 Market: 0 Agricultural: 0 Common: 3,200 PRINTED 06/18/2025 BY SYS