NW DIV: BEG NE COR OF BLOCK A, W
FOR POB, S 60 FT, W 110 FT, N 60
POB. BLOCK A.

SCOTT ROSA O
862 N MARION AVE
LAKE CITY, FL 32055

2026

00-00-00-11465-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

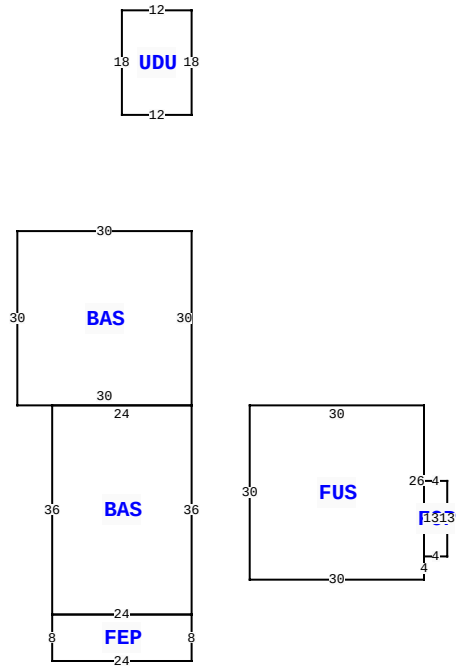
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	864	100		864	54,947
BAS	900	100		900	57,237
FEP	192	80		154	9,794
FOP	52	30		16	1,018
FUS	900	100		900	57,237
UDU	216	55		119	7,568
TOTALS	3,124			2,953	187,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,953	103.2412	115.63	341,455	1945	1984	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 2664 HX Base Yr



862 N MARION 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	187,800
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	3,300
TOTAL MARKET VALUE	192,600
SOH/AGL Deduction	0
ASSESSED VALUE	192,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,600
TOTAL JUST VALUE	192,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1532/1255	11/30/2021	QC	U	I	11	100

GRANTOR: SCOTT CARNITRO F
GRANTEE: SHEPPARD JESSE M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S36 FEP= S8 E24 N8 W24$ E24 N36$ BAS= N30 W30 S30 E30$ PTR=E40 FUS= W30S30 E30 N4 FOP= E4 N13 W4 S13$ N26$W40$ PTR= N50 UDU= N18 W12 S18 E12$ S50$.

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	500	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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		*RSF	-360.00	110.00	6,600.00	SF		1.00	1.00	1.00	0.50	0.50	3,300							

REVIEW DATE 10/12/2015 BY DF Total Acres: 0.15 Total Land Value: 3,300 Market: 0 Agricultural: 0 Common: 3,300 PRINTED 11/07/2025 BY SYS