N DIV: LOT 5 ALEX CHAMBER'S TRAC
J IN N DIV.

ALLEN MARSHA
P O BOX 1484
LAKE CITY, FL 32056-1484

2025

00-00-00-11883-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

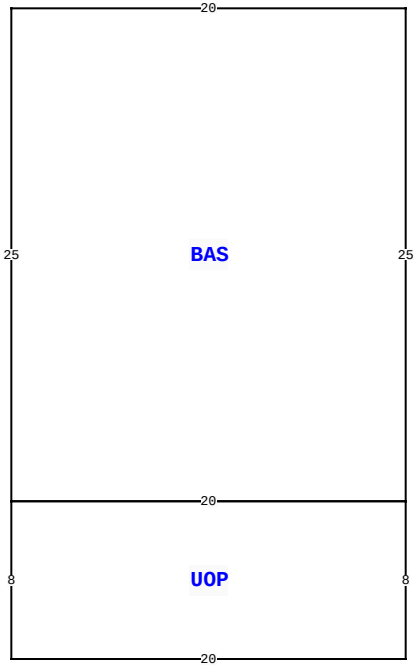
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100		500	14,105
UOP	160	20		32	903
TOTALS	660			532	15,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	532	45.7920	51.29	27,286	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2004 Heated Area: 500 HX Base Yr 2004



890 NE WASHINGTON ST, 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		15,007
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		9,150
TOTAL MARKET VALUE		24,257
SOH/AGL Deduction		5,255
ASSESSED VALUE		19,002
TOTAL EXEMPTION VALUE	HX HB	19,002
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		24,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1813	ADDN SFR	50	07/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/903	5/23/2023	QC	U	I	11	100
GRANTOR: FLUELLEN MARSHA (ENH						
GRANTEE: WHITE LA'TONYA						
1469/75	6/14/2022	LE	U	I	14	100
GRANTOR: FLUELLEN MARSHA						
GRANTEE: WHITE LA'TONYA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S25 UOP= S8 E20 N8 W20$ E20 N25$.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	73,200.00	SF		1.00	1.00	0.25	0.50	0.13	9,150							

REVIEW DATE 09/15/2015 BY DF Total Acres: 1.68 Total Land Value: 9,150 Market: 0 Agricultural: 0 Common: 9,150 PRINTED 08/28/2025 BY SYS