N DIV: NW1/4 BLOCK 100.
(DC ETHEL COMBS 940-1813) DC 119

COMBS MARGO
PO BOX 218
LAKE CITY, FL 32056

2026

00-00-00-12097-000

BUILDING CHARACTERISTICS

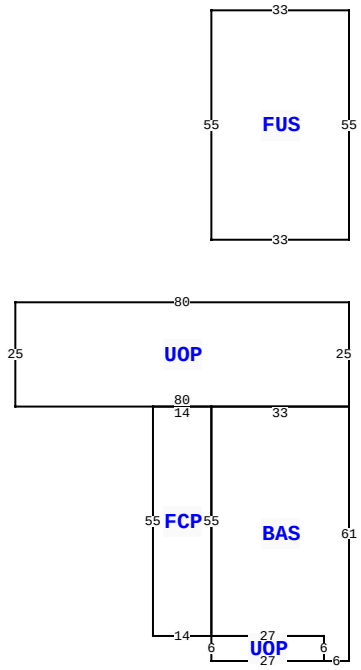
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,851	100		1,851	90,922
FCP	770	25		192	9,431
FUS	1,815	100		1,815	89,154
UOP	162	20		32	1,572
UOP	2,000	20		400	19,648
TOTALS	6,598			4,290	210,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,290	79.7426	89.31	383,140	1935	1950	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 3666 HX Base Yr



292 NE WASHINGTON ST, 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	210,727
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	7,481
TOTAL MARKET VALUE	218,508
SOH/AGL Deduction	0
ASSESSED VALUE	218,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,508
TOTAL JUST VALUE	218,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2285	MAINT/ALTR	319	09/09/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1223/2121	10/21/2011	PR	U	I	16	100

GRANTOR: ETHEL LAKE COMBS ESTA

GRANTEE: MARGO COMBS

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N25 W80 S25 E80$ BAS= W33 FCP= W14 S55 E14 N55$ S55UOP= S6 E27 N6 W27$ E27 S6 E6 N61$ PTR=N40 FUS= W33 N55 E33 S55$ S40$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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		*RO	100.00	105.00	10,500.00	SF		1.00	1.00	0.95	0.75	0.71	7,481							

REVIEW DATE 10/28/2015 BY DF Total Acres: 0.24 Total Land Value: 7,481 Market: 0 Agricultural: 0 Common: 7,481 PRINTED 11/17/2025 BY SYS