W DIV: BEG NW COR BLOCK G, RUN E
105 FT, W 160.6 FT, N 105 FT TO

DIAZ RUDY NOEL MORALES
452 NW MADISON ST
LAKE CITY, FL 32055

2026

00-00-00-12321-000

BUILDING CHARACTERISTICS

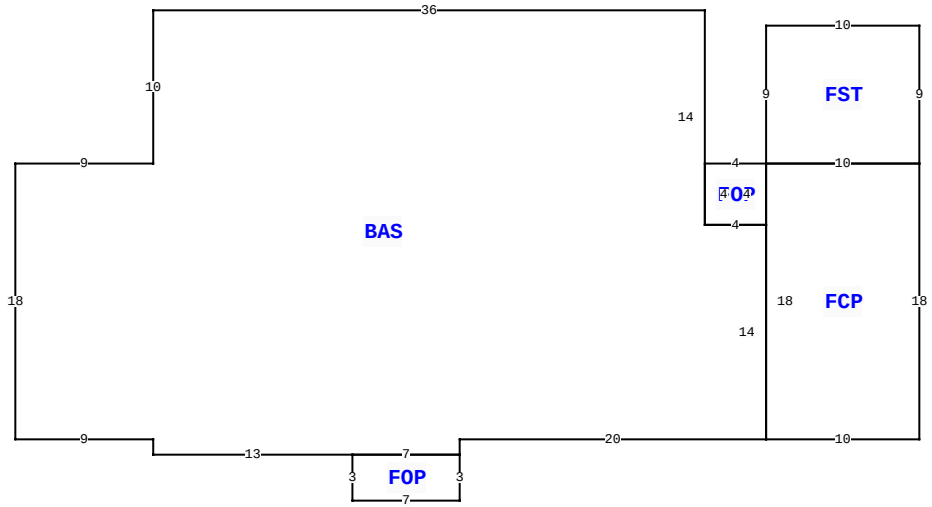
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,246	100		1,246	97,553
FCP	180	25		45	3,523
FOP	16	30		5	391
FOP	21	30		6	470
FST	90	55		50	3,915
TOTALS	1,553			1,352	105,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,352	107.5464	120.45	162,848	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1246 HX Base Yr



452 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	105,851
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,692
TOTAL MARKET VALUE	118,543
SOH/AGL Deduction	0
ASSESSED VALUE	118,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,543
TOTAL JUST VALUE	118,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044804	Roof Replacement	6,000	06/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/2645	5/06/2024	WD	Q	I	01	125,000
GRANTOR: SHELLEY CHRISTOPHER B						
GRANTEE: DIAZ RUDY NOEL MORA						
1470/950	6/28/2022	WD	Q	I	01	100,000
GRANTOR: BRYAN ZECHER CONSTRUC						
GRANTEE: SHELLEY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S10 W9 S18 E9 S1 E13FOP= S3 E7 N3 W7$ E7 N1 E20 FCP= E10 N18 W10 S18$ N14 FOP= N4 FST= E10 N9 W10 S9$ W4 S4 E4$ W4 N14$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.00	0.00	16,700.00	SF		1.00	1.00	0.80	0.95	0.76	12,692							

REVIEW DATE 05/28/2024 BY TP Total Acres: 0.38 Total Land Value: 12,692 Market: 0 Agricultural: 0 Common: 12,692 PRINTED 11/18/2025 BY SYS