W DIV: LOTS 5 & 6 BLOCK 2
PINEDALE S/D.

VINCENTY KATHERINE R
703 NW ORANGE ST
LAKE CITY, FL 32055

2026

00-00-00-12404-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

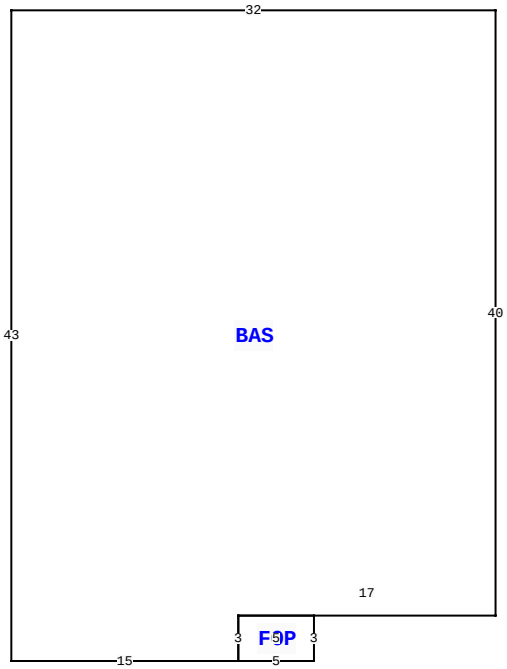
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,325	100		1,325	76,393
FOP	15	30		4	231
TOTALS	1,340			1,329	76,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,329	79.2000	88.70	117,882	1925	1925	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1325 HX Base Yr 2020



703 NW ORANGE ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		76,623
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		11,690
TOTAL MARKET VALUE		88,813
SOH/AGL Deduction		28,268
ASSESSED VALUE		60,545
TOTAL EXEMPTION VALUE	HX HB	35,545
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		88,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00032			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/0845	7/07/2017	PB	U	I	18	18,500
GRANTOR: PROBATE						
GRANTEE: KATHERINE R VINCENT						
0794/0076	8/05/1994	WD	Q	I		18,500
GRANTOR: LESLIE A GERARD						
GRANTEE: ERNEST A & VIRGINIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S43 E15 FOP= E5 N3 W5 S3$ N3 E17 N40$.

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	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 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	100		*RSF-1	107.00	115.00	12,305.00	SF		1.00	1.00	1.00	0.95	0.95	11,690							

REVIEW DATE 04/29/2025 BY JS Total Acres: 0.28 Total Land Value: 11,690 Market: 0 Agricultural: 0 Common: 11,690 PRINTED 11/18/2025 BY SYS