C DIV: LOTS 8, 15 & LOT 16 EX
15.42 FT OFF W SIDE OF LOT 16
DESOTO PARK S/D & PART OF LOTS

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2026

00-00-00-12624-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

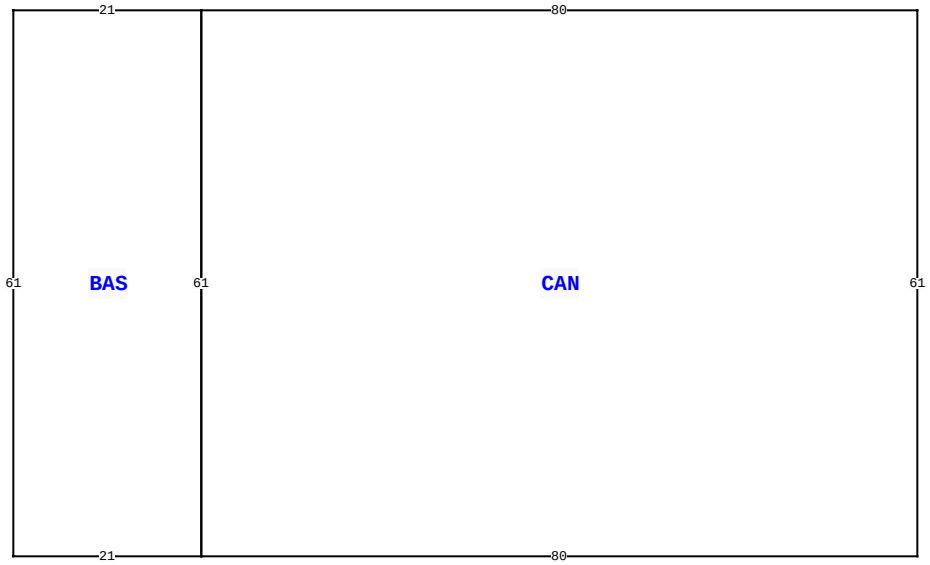
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,281	100		1,281	53,028
CAN	4,880	30		1,464	60,603
TOTALS	6,161			2,745	113,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	2,745	119.7000	45.49	124,870	2014	2014	0	0	0	9.00	91.00

2 PREF M B A 0% - 0 Heated Area: 1281 HX Base Yr



828 NE LAKE DESOTO CIR, 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		113,632
TOTAL MARKET OB/XF VALUE		3,682
TOTAL LAND VALUE - MARKET		56,190
TOTAL MARKET VALUE		173,504
SOH/AGL Deduction		0
ASSESSED VALUE		173,504
TOTAL EXEMPTION VALUE	04	173,504
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		173,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,752

SALE:2:1: .43 AC HOUSE WAS WHAT THEY WANTED PAID P

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-0452	COUNTY	820	11/01/2013
1553	DEMOLISH	25	02/11/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0820/1759	4/16/1996	WD	U	I	11	68,000
GRANTOR: ARCHIE & SHARON FRIER						
GRANTEE: CITY OF LAKE CITY						
0780/0852	9/13/1993	WD	U	I	12	59,900
GRANTOR: WARREN MACLAREN						
GRANTEE: ARCHIE FRIER						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W80 BAS= W21 S61 E21 N61$ S61 E80 N61$.

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	0166	CONC,PAVMT	0	0	7	263	1,841.00	UT	2.00	2.00	100	2014	2014	3	100	3,682	

LAND DESCRIPTION

TOTAL OB/XF 3,682

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	8900	C	MUNICIPAL	0		00	0.00	0.00	18,730.00	SF		1.00	1.00	1.00	3.00	3.00	56,190							

REVIEW DATE 11/02/2016 BY DF Total Acres: 0.43 Total Land Value: 56,190 Market: 0 Agricultural: 0 Common: 56,190 PRINTED 11/18/2025 BY SYS