C DIV: ALL FRACTIONAL BLOCK 57 &
& 12 & N 12.5 FT OF LOTS 2 & 11,
S/D (OF BLOCK 304) AS DESC IN WD

POTTS GEORGE/POTTS MARSHA
345 SE HERNANDO AVE
LAKE CITY, FL 32025

2026

00-00-00-12810-000

BUILDING CHARACTERISTICS

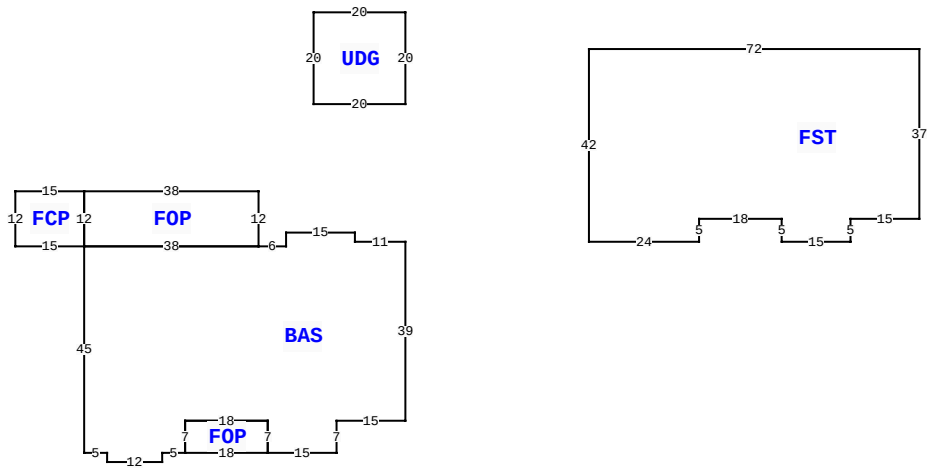
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame		N/A 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,999	100		2,999	265,931
FCP	180	25		45	3,990
FOP	126	30		38	3,370
FOP	456	30		137	12,149
FST	2,859	55		1,572	139,394
UDG	400	55		220	19,508
TOTALS	7,020			5,011	444,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,011	121.8000	136.42	683,601	1928	1928	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 2999 HX Base Yr 2012



345 SE HERNANDO AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		444,341
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		61,529
TOTAL MARKET VALUE		506,870
SOH/AGL Deduction		294,263
ASSESSED VALUE		212,607
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,885
TOTAL JUST VALUE		506,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,870

SALE:6:1: SALE INCLUDED PARCEL 12810

SALE:1:1: SALE INCLUDED PARCEL 13776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
757	MAINT/ALTR	0	09/09/2015
139	MAINT/ALTR	54	04/11/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1221/1712	9/19/2011	WD	Q	I	01	175,000
GRANTOR: BLANCHE J VANZANT TRU						
GRANTEE: POTTS GEORGE & MARS						
1221/1710	9/19/2011	WD	U	I	30	100
GRANTOR: BLANCHE J VANZANT AS						
GRANTEE: BLANCHE J VANZANT T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N2 W15 S3 W6 FOP= N12 W38 S12 E38$ W38 FCP= N12W15 S12 E15$ S45 E5 S2 E12 N2 E5 FOP= E18 N7 W18 S7$ N7 E18S7 E15 N7 E15 N39$PTR= N30 UDG= N20 W20 S20 E20$ S30$ PTR= E40 FST= E24 N5 E18 S5 E15 N5 E15 N37 W72 S42$ W40$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	1005	C	COMM WATER	100		RO	0.00	0.00	25,700.40	SF		1.00	1.00	1.00	1.75	1.75	44,976							
2	0100	C	SFR	100		*RSF-3	0.00	0.00	17,424.00	SF		1.00	1.00	1.00	0.95	0.95	16,553							

REVIEW DATE 10/26/2016 BY DF Total Acres: 0.99 Total Land Value: 61,529 Market: 0 Agricultural: 0 Common: 61,529 PRINTED 11/18/2025 BY SYS