

C DIV: LOTS 1 & 2 & N 10 FT OF L
ASHURST S/D.

TALMADGE WILLIAM R
1895 SW MAIN BLVD
LAKE CITY, FL 32025

2026

00-00-00-12816-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	04	SINGLE SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
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	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM			MKT AREA		06
NEIGHBORHOOD/LOC	32317.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100		962	78,629
FCP	424	25		106	8,664
FOP	24	30		7	572
UOP	120	20		24	1,962
UST	96	45		43	3,515
TOTALS	1,626			1,142	93,341

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,142	97.3080	108.98	124,455	1940	2005	0	0	25.00	75.00
1 SINGLE FAM 100% - 2024 Heated Area: 962 HX Base Yr 2024											

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		1
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 1					Tax Dist:							
BUILDING MARKET VALUE										93,341		
TOTAL MARKET OB/XF VALUE										1,750		
TOTAL LAND VALUE - MARKET										12,058		
TOTAL MARKET VALUE										107,149		
SOH/AGL Deduction										0		
ASSESSED VALUE										107,149		
TOTAL EXEMPTION VALUE					HX HB		50,722					
BASE TAXABLE VALUE										56,427		
TOTAL JUST VALUE										107,149		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										108,705		
SALE:1:1: PROPERTY SETTLEMENT AGREEMENT-DR 95-104												
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1500/1743		10/11/2023		WD	Q	I	01	150,000				
GRANTOR:WADE JULIE JOHNSON												
GRANTEE:TALMADGE WILLIAM R												
14269/2336		12/21/2020		WD	Q	I	01	95,000				
GRANTOR:SPIVEY GLORIA G												
GRANTEE:WADE JULIE JOHNSON												
BUILDING NOTES												