

E DIV: LOTS 8 & 9 BLOCK 2 THOMAS
390-403, 393-416, 436-221, 664-3

RIVERA ADRIAN/RIVERA BRIANNA
1051 NE LAKE DR
LAKE CITY, FL 32055

2026

00-00-00-12875-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	03	PLASTER 100			
Interior Floo	13	LAM/VNLPLK 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 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		05	05		
DOR CODE		0100 SINGLE FAMILY			
MAP NUM			MKT AREA		07
NEIGHBORHOOD/LOC		860317.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	93,067
FCP	240	25		60	5,584
FOP	144	30		43	4,002
USP	72	35		25	2,327
TOTALS		1,456		1,128	104,979

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,128	120.8700	135.37	152,697	1935	2000	0	0	0	31.25	68.75
1 SINGLE FAM 0% - 2021 Heated Area: 1000 HX Base Yr												
1051 NE LAKE DR, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		1
VALUATION SUMMARY							
VALUATION BY							STANDARD
Tax Group: 1				Tax Dist:			
BUILDING MARKET VALUE							104,979
TOTAL MARKET OB/XF VALUE							200
TOTAL LAND VALUE - MARKET							8,580
TOTAL MARKET VALUE							113,759
SOH/AGL Deduction							0
ASSESSED VALUE							113,759
TOTAL EXEMPTION VALUE							0
BASE TAXABLE VALUE							113,759
TOTAL JUST VALUE							113,759
NCON VALUE							0
INCOME VALUE							0
PREVIOUS YEAR MKT VALUE							115,668
SALE:6:1: LOTS 8 & 9 THOMAS PARK							
SALE:5:1: CERT OF TITLE							
SALE:4:1: LOTS 8 & 9 BLK 2 THOMAS PARK							
SALE:2:1: LOTS 8 & 9 BLK 2 THOMAS PARK							
PERMIT NUM		DESCRIPTION			AMT		ISSUED
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/2363		6/15/2020	WD	Q	I	01	95,900
GRANTOR: POWELL MANAGEMENT INC							
GRANTEE: ADRIAN & BRIANNA RI							
1397/2121		10/28/2019	WD	U	I	12	29,000
GRANTOR: BAYVIEW LOAN SERVICIN							
GRANTEE: POWELL MANAGEMENT I							
BUILDING NOTES							