E DIV: LOTS 12 & 13 BLOCK 2 THOM
466-196, 643-352, CR 830-1249, 8

HEFLIN CYNTHIA D
258 NE CHESTNUT AVE
LAKE CITY, FL 32055-3543

**2026**

**00-00-00-12876-000**

## COLUMBIA COUNTY PROPERTY



## 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 | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 |

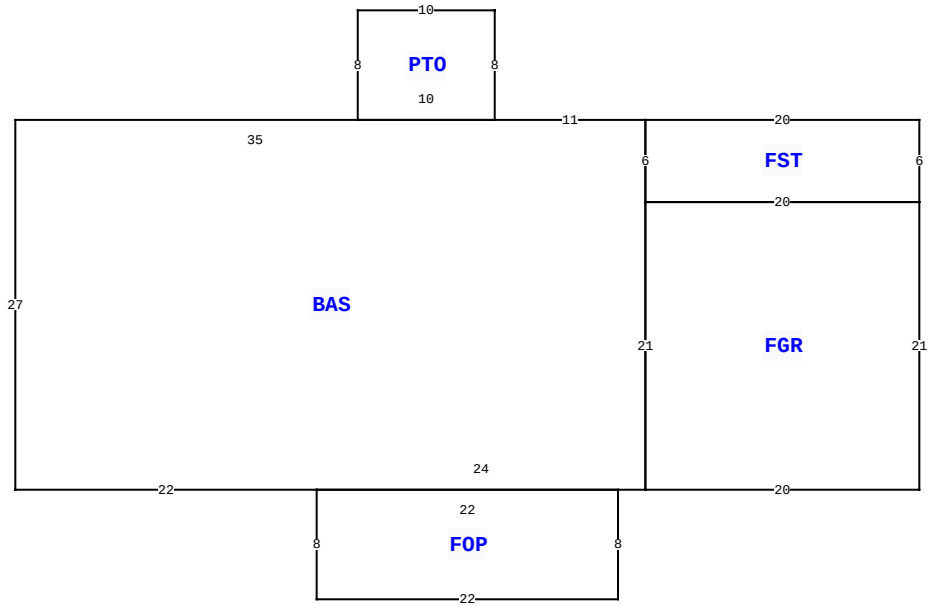
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 860317.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,242 | 100 | | 1,242 | 102,293 |
| FGR | 420 | 55 | | 231 | 19,025 |
| FOP | 176 | 30 | | 53 | 4,365 |
| FST | 120 | 55 | | 66 | 5,436 |
| PTO | 80 | 5 | | 4 | 330 |
| TOTALS | 2,038 | | | 1,596 | 131,449 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,596 | 114.9000 | 128.69 | 205,389 | 1999 | 1999 | 10 | 0 | 0 | 26.00 | 64.00 |

2 SINGLE FAM 100% - 2001 Heated Area: 1242 HX Base Yr 2001




258 NE CHESTNUT AVE, 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 | | 131,449 |
| TOTAL MARKET OB/XF VALUE | | 1,968 |
| TOTAL LAND VALUE - MARKET | | 8,580 |
| TOTAL MARKET VALUE | | 141,997 |
| SOH/AGL Deduction | | 33,130 |
| ASSESSED VALUE | | 108,867 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 53,145 |
| TOTAL JUST VALUE | | 141,997 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 144,051 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1506 | SFR | 218 | 04/09/1999 |
| 953 | ADDN SFR | 19 | 04/15/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0898/0878 | 2/24/2000 | WD | Q | I | | 72,000 |
| GRANTOR: BROMAX INC | | | | | | |
| GRANTEE: C HEFLIN | | | | | | |
| 0837/0755 | 3/31/1997 | WD | U | I | 11 | 14,500 |
| GRANTOR: SEC OF VETERANS AFFAI | | | | | | |
| GRANTEE: BROMAX INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 PTO= N8 W10 S8 E10$ W35 S27 E22 FOP= S8 E22 N8 W22$ E24 FGR= E20 N21 W20 S21$ N21 FST= E20 N6 W20 S6$ N6$.

## 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 | 912.00 | UT | 1.50 | 1.50 | 100 | 1999 | 1999 | 3 | 100 | 1,368 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,968

| 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-3 | 110.00 | 104.00 | 11,440.00 | SF | | 1.00 | 1.00 | 1.00 | 0.75 | 0.75 | 8,580 | | | | | | | |

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.26 Total Land Value: 8,580 Market: 0 Agricultural: 0 Common: 8,580 PRINTED 10/10/2025 BY SYS