E DIV LOTS 5 & 6 EX 45 FT OFF E
ADDITION. BLOCK 299.

SALAMEH RAMZI & BOLINE SALAMEH REVOCABLE TRUST DAT
2552 KIRKWOOD COVE LANE
JACKSONVILLE, FL 32223

2026

00-00-00-13055-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

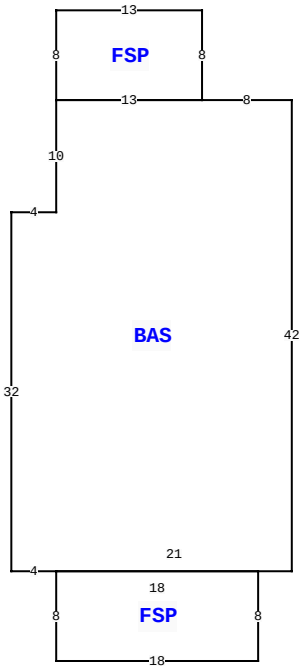
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,010	100		1,010	40,264
FSP	104	40		42	1,674
FSP	144	40		58	2,312
TOTALS	1,258			1,110	44,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,110	79.0949	88.59	98,335	1948	1948	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2021 Heated Area: 1010 HX Base Yr



795 SE DADE ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	44,251
TOTAL MARKET OB/XF VALUE	150
TOTAL LAND VALUE - MARKET	7,980
TOTAL MARKET VALUE	52,381
SOH/AGL Deduction	0
ASSESSED VALUE	52,381
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,381
TOTAL JUST VALUE	52,381
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,381

SALE:3:1: LOTS 5 & 6 EX 45' OFF E SIDE GOSS ADD-BL

SALE:2:1: LOTS 5 & 6 EX 45' OFF E SIDE GOSS ADD-BL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1452/1036	11/10/2021	WD	U	I	11	100
GRANTOR: DADE STREET LLC						
GRANTEE: SALAMEH RAMZI & BOL						
1411/0996	4/01/2020	QC	U	I	11	100
GRANTOR: DADE STREET LLC						
GRANTEE: RAMZI SALAMEH & BOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N8 W13 S8 E13$ W13 S10 W4 S32 E4 FSP= S8 E18N8 W18$ E21 N42$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	300.00	300.00	50	2004	2004	3	50	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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	0		*RSF-1	105.00	100.00	10,500.00	SF		1.00	1.00	0.80	0.95	0.76	7,980							

REVIEW DATE 12/01/2016 BY DF Total Acres: 0.24 Total Land Value: 7,980 Market: 0 Agricultural: 0 Common: 7,980 PRINTED 11/06/2025 BY SYS