E DIV: BEG INTERS S R/W LAKE DRI
& W R/W PATTERSON ST, RUN S 55.8
W APPROX 192 FT, N 51.20 FT TO S

BALLANCE JANET B/BALLANCE WILLIAM KENNETH
400 SW DEKLE RD
LAKE CITY, FL 32025

2026

00-00-00-13126-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

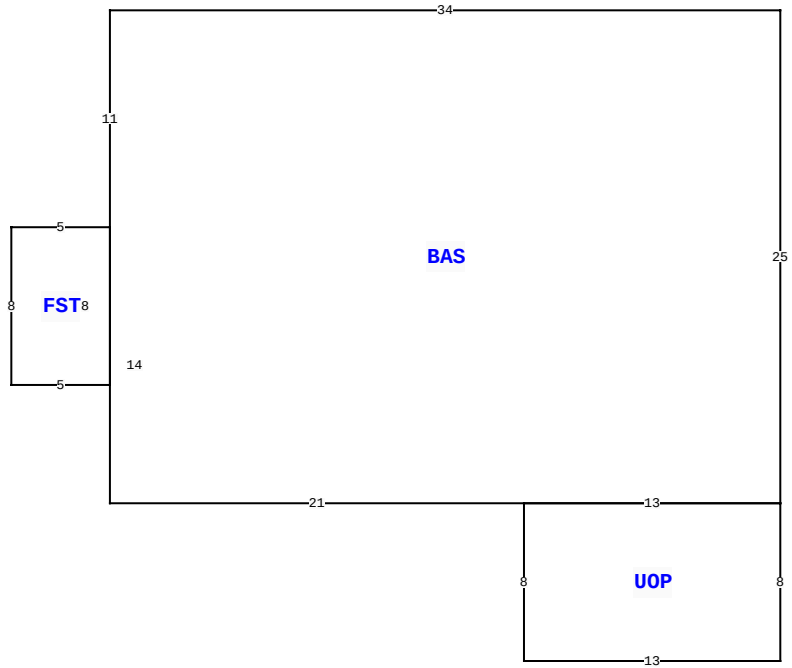
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	850	100		850	50,460
FST	40	55		22	1,306
UOP	104	20		21	1,247
TOTALS	994			893	53,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	893	81.5443	91.33	81,558	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 850 HX Base Yr



796 NE LAKE DR, 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	53,013
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	7,664
TOTAL MARKET VALUE	63,877
SOH/AGL Deduction	5,784
ASSESSED VALUE	58,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,093
TOTAL JUST VALUE	63,877
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,877

LAND:1:1: 0.23 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1210/1371	2/25/2011	WD	Q	I	01	18,000
GRANTOR: ELAINE K TOLAR						
GRANTEE: JANET B & WILLIAM K						
1192/1979	4/09/2010	QC	U	I	11	49,900
GRANTOR: CHRIS T & THERESA KER						
GRANTEE: ELAINE K TOLAR (FO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S11 FST= W5 S8 E5 N8$ S14 E21 UOP= S8 E13 N8 W13$ E13 N25$.

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	0294	SHED WOOD/	0	0	28	25	1.00	UT	1,500.00	1,500.00	50	0	0	3	50	750	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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		*CI	56.00	192.00	10,219.00	SF		1.00	1.00	1.00	0.75	0.75	7,664							

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.23 Total Land Value: 7,664 Market: 0 Agricultural: 0 Common: 7,664 PRINTED 10/10/2025 BY SYS