

E DIV: BEG NE COR OF BLOCK 262,
S 87.12 FT, E 109.35 FT TO E LN
RUN N 86.93 FT TO POB.

ELMAN ALEXANDER/ELMAN IRINA
156 SE CHURCH AVE
LAKE CITY, FL 32025

2025

00-00-00-13254-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	100,582
FCP	253	25		63	5,029
FGR	240	55		132	10,537
FOP	224	30		67	5,348
TOTALS	1,977			1,522	121,496

EXTRA FEATURES

L N	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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION			TOTAL OB/XF 1,500													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	0		*RSF	375.00	100.00	7,500.00	SF		1.00	1.00	1.00	0.95	0.95

REVIEW DATE 11/19/2021 BY CP

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,522	109.6500	122.81	186,917	1920	1990	0	0	0 35.00	65.00
1 SINGLE FAM - 0% - 2022 Heated Area: 1260 HX Base Yr											
156 SE CHURCH AVE, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/27/2022 MLU											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 1			Tax Dist:		
BUILDING MARKET VALUE			121,496		
TOTAL MARKET OB/XF VALUE			1,500		
TOTAL LAND VALUE - MARKET			7,125		
TOTAL MARKET VALUE			130,121		
SOH/AGL Deduction			0		
ASSESSED VALUE			130,121		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			130,121		
TOTAL JUST VALUE			130,121		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			122,523		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1445/1135	8/19/2021	WD	Q	I	01	105,000	
GRANTOR: CANNADY BRIAN							
GRANTEE: ELMAN ALEXANDER							
1109/1565	1/29/2007	WD	Q	I		95,000	
GRANTOR: VICTOR & SUSAN WILSON							
GRANTEE: BRIAN CANNADY							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W28 S29 FCP= W11 S23 E11 N23\$ S15 FOP= S8 E28 N8 W28\$ E28 N14 E2 N14 W2 N16\$ PTR=N30 FGR= N20 W12 S20 E12\$S30\$.