E DIV: LOTS 5 & 6 THOMPSON S/D B
468-569, 768-245, 805-1269, 806-

PU HAIYAN/XIE ZHIXIANG
1074 SW JAMESTOWN GLN
LAKE CITY, FL 32025

2026

00-00-00-13264-000

BUILDING CHARACTERISTICS

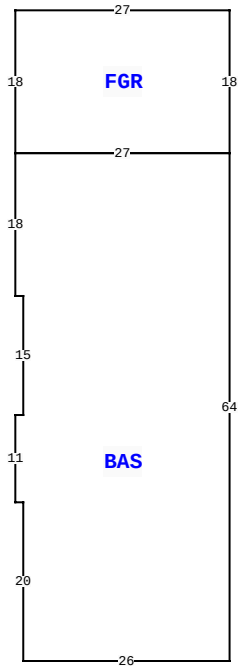
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,693	100		1,693	117,165
FGR	486	55		267	18,478
TOTALS	2,179			1,960	135,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	95.0600	106.47	208,681	1940	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1693 HX Base Yr



180 SE MCCRAY AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	135,643
TOTAL MARKET OB/XF VALUE	5,700
TOTAL LAND VALUE - MARKET	15,162
TOTAL MARKET VALUE	156,505
SOH/AGL Deduction	0
ASSESSED VALUE	156,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,505
TOTAL JUST VALUE	156,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,505

SALE:4:1: ORB 806-509 = 10,000)

SALE:3:1: SANDRA 1/2 INT JEANETTE 1/2 INT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044391	Roof Replacement	11,597	05/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/2495	8/04/2022	WD	Q	I	01	155,000
GRANTOR: WASHINGTON BIANCA						
GRANTEE: PU HAIYAN						
1019/1150	6/25/2004	WD	Q	I		79,000
GRANTOR: RUTH WOODS						
GRANTEE: BIANCA WASHINGTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 S18 E1 S15 W1 S11 E1 S20 E26 N64 $
FGR=[ORIG=0,0] N18 W27 S18 E27 $
.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 5,700

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	-360.00	101.00	6,060.00	SF		1.00	1.00	1.00	0.95	0.95	5,757							
2	0100	C	SFR	0		*RSF	-355.00	180.00	9,900.00	SF		1.00	1.00	1.00	0.95	0.95	9,405							

REVIEW DATE 09/19/2022 BY ME Total Acres: 0.37 Total Land Value: 15,162 Market: 0 Agricultural: 0 Common: 15,162 PRINTED 11/18/2025 BY SYS