E DIV: W1/2 BLOCK 272.

674-753-755, 684-777-778,

GEORGALIS MAVIS R
223 SE CHURCH AVE
LAKE CITY, FL 32025

2026

00-00-00-13293-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

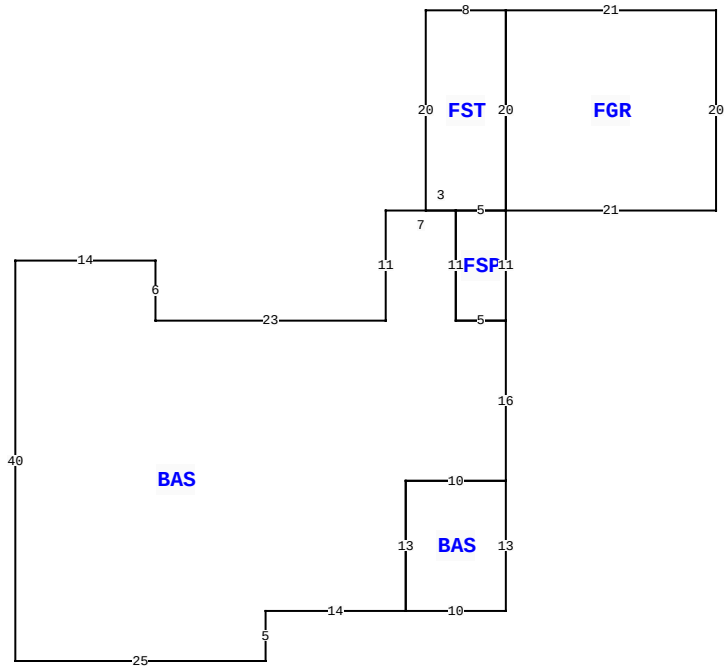
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	130	100		130	12,077
BAS	1,577	100		1,577	146,500
FGR	420	55		231	21,460
FSP	55	40		22	2,044
FST	160	55		88	8,175
TOTALS	2,342			2,048	190,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,048	127.6110	142.92	292,700	1930	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1707 HX Base Yr 1996



223 SE CHURCH AVE, 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		190,255
TOTAL MARKET OB/XF VALUE		5,216
TOTAL LAND VALUE - MARKET		19,950
TOTAL MARKET VALUE		215,421
SOH/AGL Deduction		90,320
ASSESSED VALUE		125,101
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,379
TOTAL JUST VALUE		215,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,421

SALE:4:1: SELLING 1/2 INT.

SALE:3:1: SELLING 1/2 INT ONLY.

SALE:2:1: W1/2 BLK 272, EASTERN DIV

SALE:1:1: W1/2 BLK 272 EASTERN DIV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1306	STORAGE	50	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0803/1911	3/31/1995	WD	Q	I		78,000
GRANTOR: CHARLES L & DEBRA B M						
GRANTEE: MAVIS R GEORGALIS						
0766/0385	10/13/1992	WD	Q	I		58,300
GRANTOR: HARLAN MARKHAM						
GRANTEE: CHARLES MCKELVY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N6 W14 S40 E25 N5 E14 BAS= E10 N13 W10 S13$ N13E10 N16 FSP= N11 W5 S11 E5$ W5 N11 FST= E5 FGR= E21 N20 W21 S20$ N20 W8 S20 E3 $ W7 S11$.

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	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0297	SHED CONCR	0	100	12	12	144.00	UT	14.00	14.00	100	2009	2009	3	100	2,016	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 5,216

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-1	105.00	200.00	21,000.00	SF		1.00	1.00	1.00	0.95	0.95	19,950							

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.48 Total Land Value: 19,950 Market: 0 Agricultural: 0 Common: 19,950 PRINTED 11/18/2025 BY SYS