LOT 5 AMONDA ESTATES S/D.
758-2408, 805-406, 881-1335, WD

SMITH ROBERT LEE/SMITH EDITH MERIA
297 SE AVALON AVE
LAKE CITY, FL 32025

2026

00-00-00-13391-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

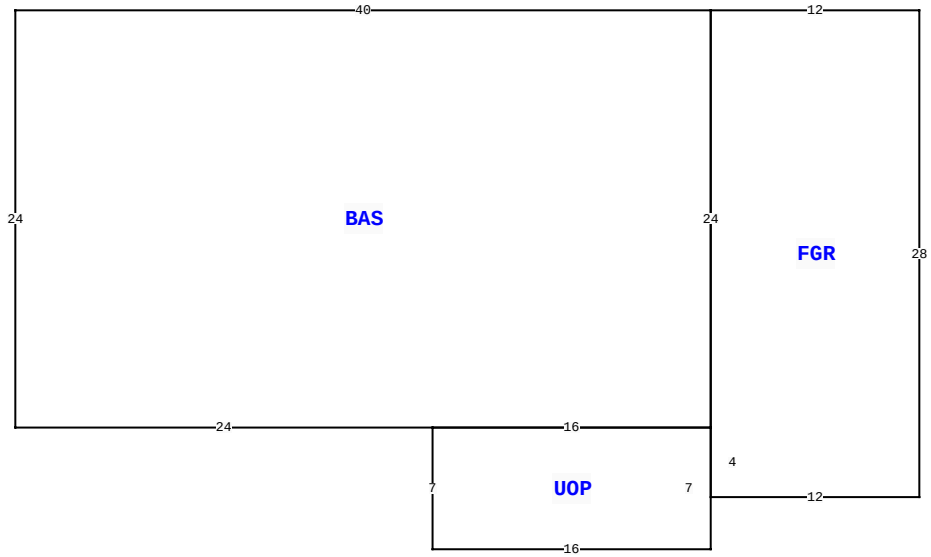
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		N/A 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	32317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	86,256
FGR	336	55		185	16,622
UOP	112	20		22	1,977
TOTALS	1,408			1,167	104,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,167	123.4200	138.23	161,314	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 960 HX Base Yr 2022



297 SE AVALON 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		104,854
TOTAL MARKET OB/XF VALUE		478
TOTAL LAND VALUE - MARKET		6,071
TOTAL MARKET VALUE		111,403
SOH/AGL Deduction		15,430
ASSESSED VALUE		95,973
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,251
TOTAL JUST VALUE		111,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1455/1422	12/21/2021	WD	U	I	37	125,000
GRANTOR: TODD E W						
GRANTEE: SMITH ROBERT LEE						
0881/1335	5/25/1999	WD	Q	I	01	30,000
GRANTOR: JOSEPH BRYANT & LINDA						
GRANTEE: E W TODD (RETURNED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E24UOP= S7 E16 N7W16$ E16 FGR= N24 E12 S28 W12 N4$N24$.

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	0166	CONC,PAVMT	0	100	9	30	270.00	UT	1.40	1.40	100	0	0	3	100	378	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 478

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	-362.00	102.00	6,391.00	SF		1.00	1.00	1.00	0.95	0.95	6,071							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.15 Total Land Value: 6,071 Market: 0 Agricultural: 0 Common: 6,071 PRINTED 11/19/2025 BY SYS