E DIV: COMM SE COR OF BLOCK 298, FOR POB, N 109 FT, W 109.24 FT, 101.24 FT TO POB, EX RD R/W. (PA

KELLY AU'MARIA A
319 SE AVALON AVE
LAKE CITY, FL 32025

2026

00-00-00-13392-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

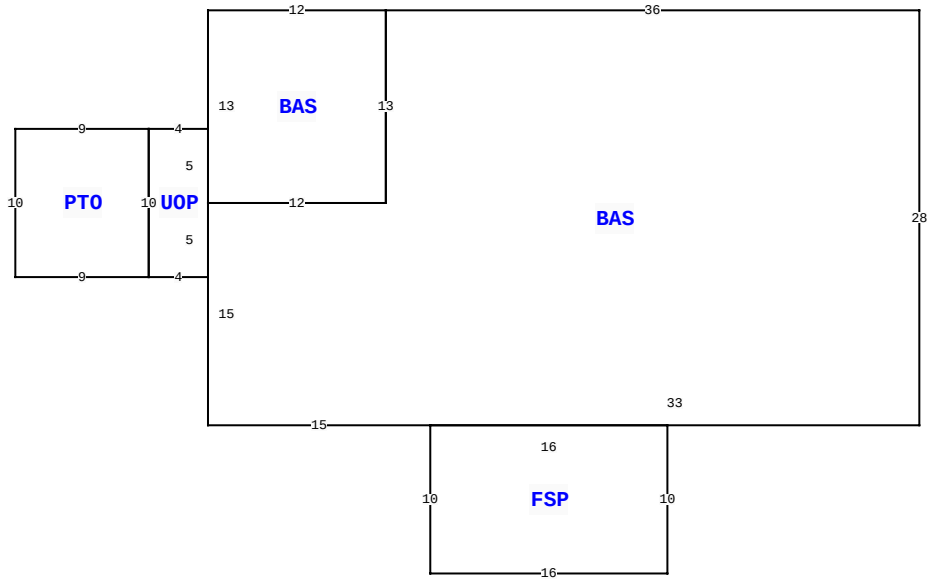
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	156	100		156	14,015
BAS	1,188	100		1,188	106,725
FSP	160	40		64	5,749
PTO	90	5		4	359
UOP	40	20		8	719
TOTALS	1,634			1,420	127,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,420	123.4000	138.21	196,258	1982	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1344 HX Base Yr 2019



319 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		127,568
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		10,498
TOTAL MARKET VALUE		140,066
SOH/AGL Deduction		48,607
ASSESSED VALUE		91,459
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		35,737
TOTAL JUST VALUE		140,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
576	MAINT/ALTR	0	06/08/2017
415	ADDN SFR	50	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/1690	10/10/2025	WD	Q	I	01	174,400
GRANTOR: TERRELL CHRISTOPHER						
GRANTEE: KELLY AU'MARIA A						
1355/1271	3/13/2018	WD	Q	I	01	88,000
GRANTOR: BENJAMIN LUCK MCINNIS						
GRANTEE: CHRITOPHER TERRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S13 W12 S15 E15 E33 N28 $
FSP=[ORIG=-33,28] S10 E16 N10 W16 $
BAS=[ORIG=-36,0] W12 S13 E12 N13 $
PTO=[ORIG=-52,8] W9 S10 E9 N10 $
UOP=[ORIG=-48,13] N5 W4 S10 E4 N5 $
.

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	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	105.00	11,050.00	SF		1.00	1.00	1.00	0.95	0.95	10,498							

REVIEW DATE 10/22/2025 BY TP Total Acres: 0.25 Total Land Value: 10,498 Market: 0 Agricultural: 0 Common: 10,498 PRINTED 11/19/2025 BY SYS