E DIV: LOTS 11 & 12 BLOCK 6 GELB
OF BLOCKS 6, 7, 8 & 9 OAK PARK S

EAST MARY DEE
268 SE MARSH TERR
LAKE CITY, FL 32025

2026

00-00-00-13428-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

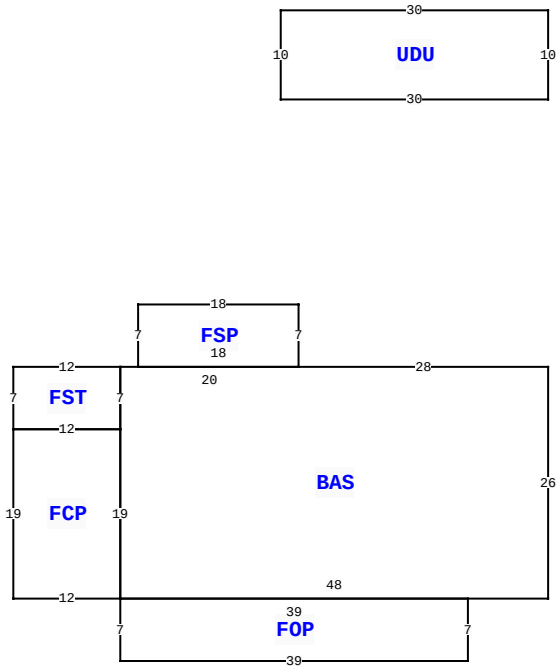
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,248	100		1,248	136,940
FCP	228	25		57	6,255
FOP	273	30		82	8,998
FSP	126	40		50	5,487
FST	84	55		46	5,047
UDU	300	55		165	18,105
TOTALS	2,259			1,648	180,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,648	120.5820	135.05	222,562	1955	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2021 Heated Area: 1248 HX Base Yr 2021



268 SE MARSH TER, 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		180,832
TOTAL MARKET OB/XF VALUE		550
TOTAL LAND VALUE - MARKET		9,025
TOTAL MARKET VALUE		190,407
SOH/AGL Deduction		41,718
ASSESSED VALUE		148,689
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,967
TOTAL JUST VALUE		190,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046867	Solar Power Syste	23,905	03/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1420/1358	9/29/2020	WD	Q	I	01	139,400
GRANTOR: DAVID M JR & NANCY T						
GRANTEE: MARY DEE EAST						
1405/2257	2/17/2020	WD	Q	I	01	65,000
GRANTOR: JOHN SALVAGNO						
GRANTEE: DAVID M JR & NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FSP= N7 W18 S7 E18$ W20 FST= W12 S7 E12 N7 $ S7 FCP= W12 S19 E12 N19$ S19 FOP= S7 E39 N7 W39$ E48 N26 PTR=N30 UDU= N10 W30 S10 E30$ S30$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 550

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	-395.00	100.00	9,500.00	SF		1.00	1.00	1.00	0.95	0.95	9,025							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.22 Total Land Value: 9,025 Market: 0 Agricultural: 0 Common: 9,025 PRINTED 11/19/2025 BY SYS