S DIV: S 60 FT LOT 5 BLOCK 4 CRE

454-14, 662-82, 912-2121, 970-14

LEE ROSEMARY CARTER
145 SW HANCOCK CT
LAKE CITY, FL 32024

2026

00-00-00-13591-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

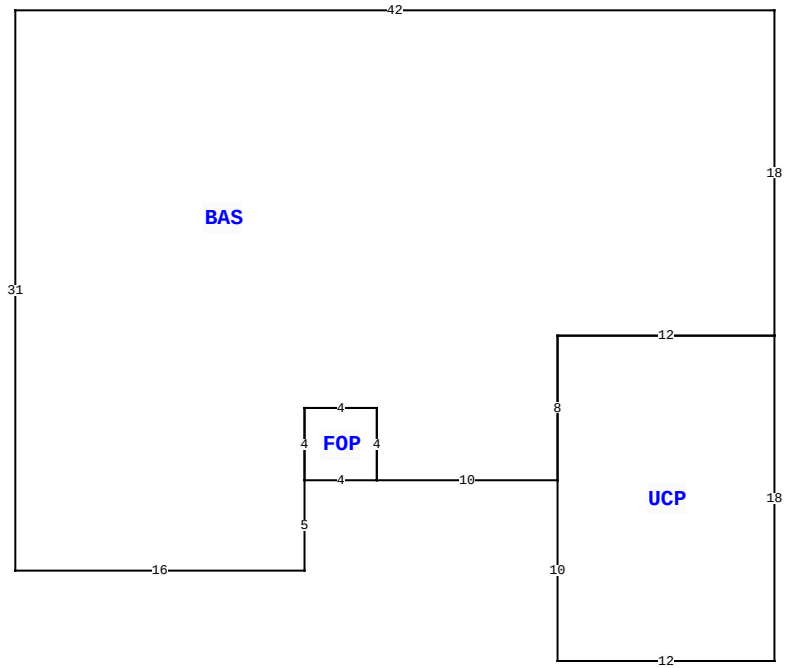
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100		1,060	82,087
FOP	16	30		5	387
UCP	216	20		43	3,330
TOTALS	1,292			1,108	85,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,108	106.3710	119.14	132,007	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1060 HX Base Yr



427 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	85,805
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	3,705
TOTAL MARKET VALUE	89,910
SOH/AGL Deduction	928
ASSESSED VALUE	88,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,982
TOTAL JUST VALUE	89,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0970/1487	12/23/2002	WD	Q	I	01	100
GRANTOR: PAIGE CARTER MILLIGAN						
GRANTEE: ROSEMARY C LEE						
0912/2121	10/19/2000	WD	Q	I	01	100
GRANTOR: ROSEMARY CARTER LEE						
GRANTEE: PAIGE CARTER MILLIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S31 E16 N5 FOP= E4 N4 W4 S4$ N4 E4 S4 E10 UCP= S10 E12 N18 W12 S8 $ N8 E12 N18$.

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	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 400

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-1	60.00	65.00	3,900.00	SF		1.00	1.00	1.00	0.95	0.95	3,705							

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.09 Total Land Value: 3,705 Market: 0 Agricultural: 0 Common: 3,705 PRINTED 11/20/2025 BY SYS