S DIV: LOTS 5 & 6 BLOCK A SUNSHI

366-523, 647-707, 771-1590,

PERRY BENJAMIN/PERRY GLORIA
473 SE AVALON AVE
LAKE CITY, FL 32025

2026

00-00-00-13624-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

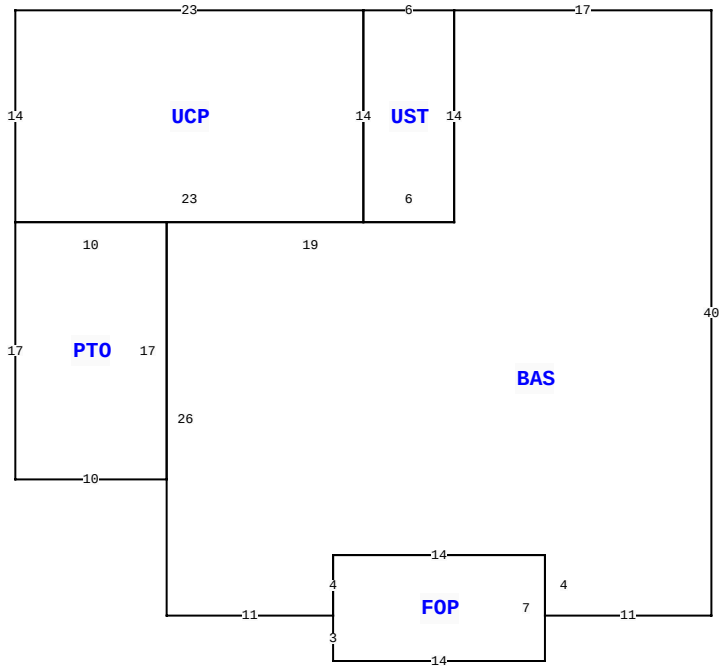
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100		1,118	85,867
FOP	98	30		29	2,228
PTO	170	5		8	614
UCP	322	20		64	4,915
UST	84	45		38	2,919
TOTALS	1,792			1,257	96,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,257	105.5000	118.16	148,527	1950	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1118 HX Base Yr



473 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		96,543
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		9,310
TOTAL MARKET VALUE		106,053
SOH/AGL Deduction		66,069
ASSESSED VALUE		39,984
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,984
TOTAL JUST VALUE		106,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,053

SALE:1:1: LOTS 5 & 6 BLOCK A SUNSHINE PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0771/1590	2/19/1993	WD	Q	I		23,900
GRANTOR: HARRY D MOSELEY						
GRANTEE: BENJAMIN PERRY						
0647/0707	3/15/1988	QC	U	I		5,000
GRANTOR: PARRISH MARY C						
GRANTEE: MOSELY HARRY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UST= W6 UCP= W23S14 E23 N14$ S14 E6 N14$ S14 W19
PTO= W10 S17 E10 N17$ S26 E11 FOP= S3 E14 N7 W14 S4$ N4 E14
S4 E11 N40$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 200

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	100.00	98.00	9,800.00	SF		1.00	1.00	1.00	0.95	0.95	9,310							

REVIEW DATE 11/10/2016 BY DF Total Acres: 0.22 Total Land Value: 9,310 Market: 0 Agricultural: 0 Common: 9,310 PRINTED 11/21/2025 BY SYS