

S DIV: LOTS 7 & 8 BLOCK D SUNSHI
796-643, 798-982, WD 1137-2597.

ALLUM ELIZABETH C
539 SE AVALON AVE
LAKE CITY, FL 32025

2026

00-00-00-13639-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	08	SHT VINYL 10
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	01	01 100
Kitchen Adjus	01	01 100

Quality	04	04
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
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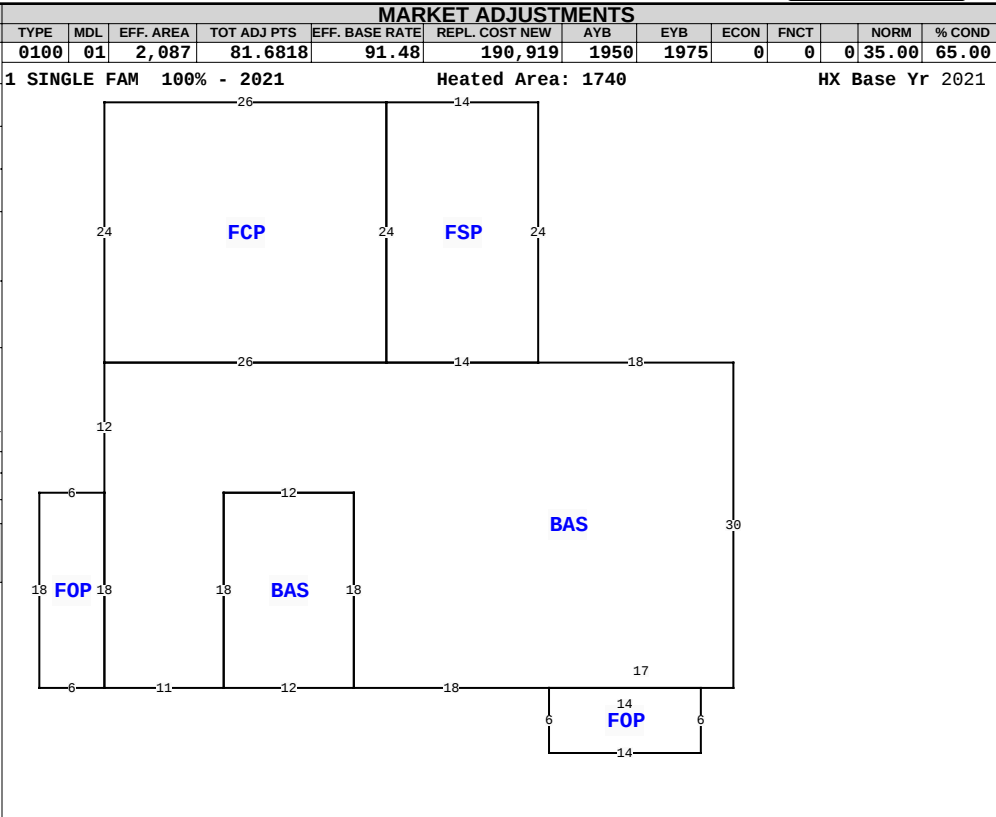
NEIGHBORHOOD/LOC	870317.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	12,844
BAS	1,524	100		1,524	90,620
FCP	624	25		156	9,276
FOP	84	30		25	1,487
FOP	108	30		32	1,903
FSP	336	40		134	7,968

TOTALS	2,892			2,087	124,097
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	12	14	1.00	UT	1,500.00	1,500.00	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	4,000.00	4,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		00	100.00	106.00	10,600.00	SF	



539 SE AVALON AVE, LAKE CITY	BLD DATE	LGL DATE	04/27/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		124,097	
TOTAL MARKET OB/XF VALUE		8,625	
TOTAL LAND VALUE - MARKET		10,070	
TOTAL MARKET VALUE		142,792	
SOH/AGL Deduction		24,925	
ASSESSED VALUE		117,867	
TOTAL EXEMPTION VALUE		HX HB SX WX 105,722	
BASE TAXABLE VALUE		12,145	
TOTAL JUST VALUE		142,792	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		142,792	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
162	ADDN SFR	50	04/24/2007
477	STORAGE	78	09/03/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1137/2597	9/19/2002	WD	Q	I	01	100	
GRANTOR: CATHERIN L BEMIS TRUS							
GRANTEE: ELIZABETH C ALLUM							
0796/0643	9/30/1994	WD	U	I	12	45,000	
GRANTOR: FOYE M DUPREE							
GRANTEE: ELIZABETH C ALLUM &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W18 FSP= N24 W14 S24 E14\$ W14 FCP= N24 W26 S24 E26\$ W26 S12 FOP= W6 S18 E6 N18\$S18 E11 BAS= E12 N18 W12 S18\$N18 E12 S18 E18 FOP= S6 E14 N6 W14\$ E17 N30 \$.											