S DIV: LOT 3 BLOCK E SUNSHINE PA

834-2108, WD 1058-500, WD 1143-7

STORY MEGAN N VALDES
731 SE PENNSYLVANIA ST
LAKE CITY, FL 32025

2026

00-00-00-13643-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

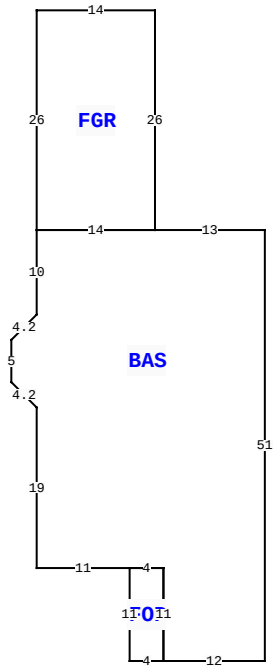
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100		1,236	129,184
FGR	364	55		200	20,903
FOP	44	30		13	1,359
TOTALS	1,644			1,449	151,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,449	113.8000	127.46	184,690	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2018 Heated Area: 1236 HX Base Yr 2018



731 SE PENNSYLVANIA ST, 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		151,446
TOTAL MARKET OB/XF VALUE		3,259
TOTAL LAND VALUE - MARKET		7,552
TOTAL MARKET VALUE		162,257
SOH/AGL Deduction		52,863
ASSESSED VALUE		109,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,672
TOTAL JUST VALUE		162,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3648	SFR	347	03/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1337/2785	5/31/2017	WD	U	I	16	36,700
GRANTOR: JOSEPH FLANAGAN						
GRANTEE: MEGAN N VALDES						
1337/2786	5/19/2017	WD	U	I	16	36,700
GRANTOR: SHELIA LEVINE						
GRANTEE: MEGAN N VALDES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FGR= N26 W14 S26 E14$ W14 S10 L3 D3 S5 D3 R3 S19 E11 FOP= S11 E4 N11 W4$ E4 S11 E12 N51$.

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	953.00	UT	3.00	3.00	100	2007	2007	3	100	2,859	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,259

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			0.00	0.00	7,950.00	SF		1.00	1.00	1.00	0.95	0.95	7,552							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.18 Total Land Value: 7,552 Market: 0 Agricultural: 0 Common: 7,552 PRINTED 11/21/2025 BY SYS