S DIV: S1/2 OF LOTS 5 & 6 BLOCK
PARK S/D.

CUMMINGS KATHLEEN ANN
585 SE AVALON AVE
LAKE CITY, FL 32025

2026

00-00-00-13645-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

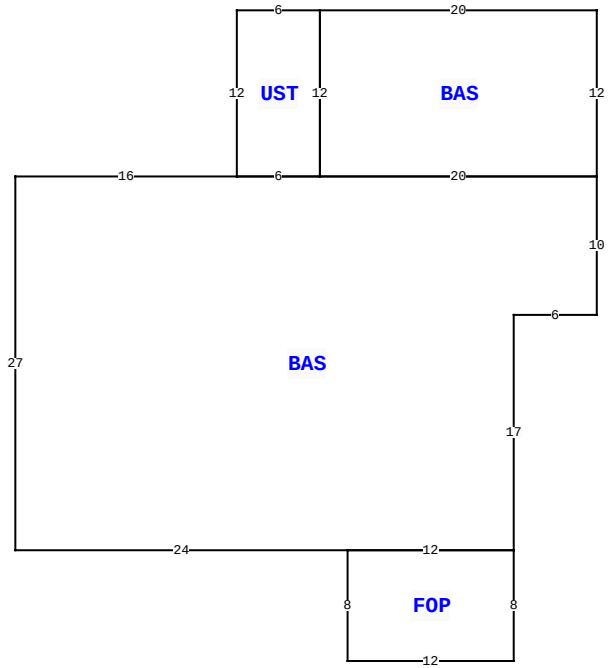
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	240	100		240	15,627
BAS	1,032	100		1,032	67,194
FOP	96	30		29	1,888
UST	72	45		32	2,083
TOTALS	1,440			1,333	86,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,333	89.4400	100.17	133,527	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1272 HX Base Yr 2021



585 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		86,793
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		7,220
TOTAL MARKET VALUE		94,513
SOH/AGL Deduction		19,027
ASSESSED VALUE		75,486
TOTAL EXEMPTION VALUE	HX HB	50,486
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		94,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1169/0569	3/16/2009	QC	U	I	11	100

GRANTOR: KATHLEEN T CUMMINGS
GRANTEE: KATHLEEN T & KATHLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S27 E24 FOP= S8 E12N8 W12$ E12 N17 E6 N10 BAS= N12 W20 S12 E20$ W20 UST= N12W6 S12 E6$ W6$.

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	1993	1993	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 500

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-	1100.00	76.00	7,600.00	SF		1.00	1.00	1.00	0.95	0.95	7,220							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.17 Total Land Value: 7,220 Market: 0 Agricultural: 0 Common: 7,220 PRINTED 11/21/2025 BY SYS