LOT 1 LEEWOOD VILLAGE.
WD 1145-1017, WD 1234-2154, WD 1

HOWE DEMETRIOUS A/HOWE TASHAUNA T
375 SE PERRY AVE
LAKE CITY, FL 32025

2026

00-00-00-13653-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

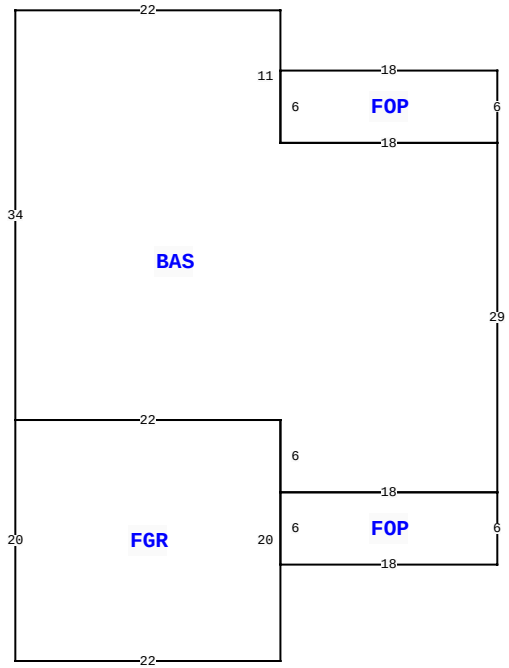
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	1,270	100		1,270	141,312
FGR	440	55		242	26,928
FOP	108	30		32	3,561
FOP	108	30		32	3,561
TOTALS	1,926			1,576	175,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,576	119.7000	134.06	211,279	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2013 Heated Area: 1270 HX Base Yr 2013



375 SE PERRY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		175,362
TOTAL MARKET OB/XF VALUE		1,623
TOTAL LAND VALUE - MARKET		9,231
TOTAL MARKET VALUE		186,216
SOH/AGL Deduction		53,964
ASSESSED VALUE		132,252
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,530
TOTAL JUST VALUE		186,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
509	SFR	454	01/22/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1242/0672	9/24/2012	WD	U	V	12	91,000
GRANTOR: CAPITAL CITY BANK						
GRANTEE: DEMETRIOUS & TASHAU						
1234/2154	5/09/2012	WD	U	V	12	138,400
GRANTOR: GENERATION GROUP LLC						
GRANTEE: CAPITAL CITY BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S34 FGR= S20 E22 N20 W22$ E22 S6 FOP= S6 E18 N6 W18$ E18 N29 FOP= N6 W18 S6 E18$ W18 N11$.

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	541.00	UT	3.00	3.00	100	2008	2008	3	100	1,623	

LAND DESCRIPTION

TOTAL OB/XF 1,623

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-3	0.00	0.00	12,307.46	SF		1.00	1.00	1.00	0.75	0.75	9,231							

REVIEW DATE 10/01/2016 BY DF Total Acres: 0.28 Total Land Value: 9,231 Market: 0 Agricultural: 0 Common: 9,231 PRINTED 10/03/2025 BY SYS