S DIV: LOTS 6 & 7 BLOCK A CANOVA
UNNUMBERED LOT AT E SIDE OF LOT
CANOVA S/D LYING W OF PERRY ST &

GAFFORD LINDA B
207 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2026

00-00-00-13696-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

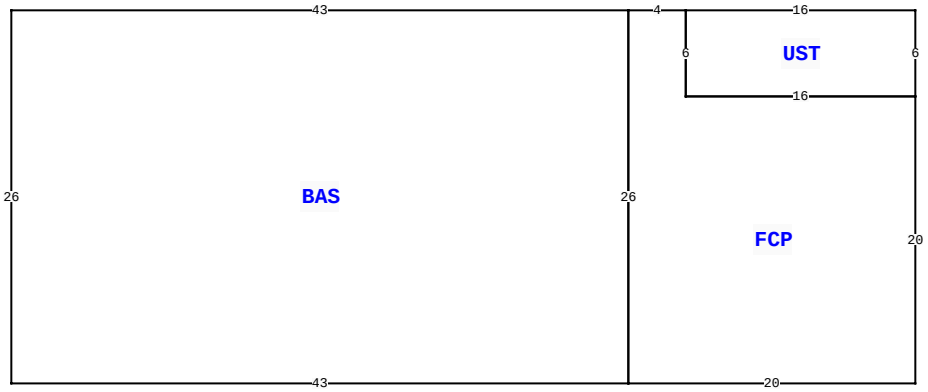
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	83,876
FCP	424	25		106	7,953
UST	96	45		43	3,226
TOTALS	1,638			1,267	95,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,267	103.0500	115.42	146,237	1964	1964	0	0	0	35.00	65.00

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



353 SE MCCRAY 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	95,054
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	12,852
TOTAL MARKET VALUE	108,206
SOH/AGL Deduction	0
ASSESSED VALUE	108,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,206
TOTAL JUST VALUE	108,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0952/1100	4/19/2002	WD	Q	I		38,000
GRANTOR: GORDON L YOUNG						
GRANTEE: DURWARD & LINDA GAF						
0929/2604	6/18/2001	QC	Q	I	01	100
GRANTOR: CHARLES H YOUNG JR						
GRANTEE: GORDON LOUIS YOUNG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S26 E43 FCP= E20 N20 UST= N6 W16 S6 E16$ W16 N6 W4 S26$ N26$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0		00	0.00	0.00	24,480.00	SF		1.00	1.00	0.70	0.75	0.53	12,852							

REVIEW DATE 10/11/2016 BY 0 Total Acres: 0.56 Total Land Value: 12,852 Market: 0 Agricultural: 0 Common: 12,852 PRINTED 11/06/2025 BY SYS