S DIV; LT 4 & W 15 FT OF LOT 5 B
CANOVA'S S/D OF BLOCK 302.

DJULVEZ MARCEL
9171 178TH ST
MC ALPIN, FL 32062

2026

00-00-00-13701-001

BUILDING CHARACTERISTICS

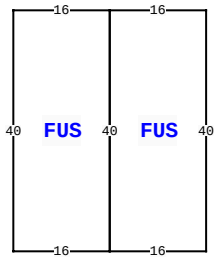
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	17	MSNRY STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

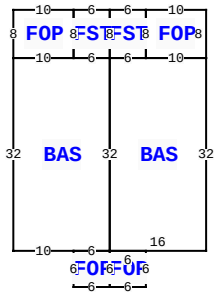
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100		512	31,979
BAS	512	100		512	31,979
FOP	36	30		11	687
FOP	36	30		11	687
FOP	80	30		24	1,499
FOP	80	30		24	1,499
FST	48	55		26	1,624
FST	48	55		26	1,624
FUS	640	100		640	39,973
FUS	640	100		640	39,973
TOTALS	2,632			2,426	151,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,426	114.1920	97.06	235,468	1994	1994	0	0	0	35.65	64.35

1 DUPLEX 0% - 0 Heated Area: 2304 HX Base Yr





441 SE PAXTON PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
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	151,524
TOTAL MARKET OB/XF VALUE	2,468
TOTAL LAND VALUE - MARKET	9,999
TOTAL MARKET VALUE	163,991
SOH/AGL Deduction	0
ASSESSED VALUE	163,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,991
TOTAL JUST VALUE	163,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,699

SALE:2:1: DUPLEX

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/0229	12/01/2017	WD	Q	I	01	120,000
GRANTOR: COLOMAN K & SABRINA A						
GRANTEE: MARCEL DJULVEZ						
0983/0896	5/09/2003	WD	Q	I		90,000
GRANTOR: STAR GROUP HOLDINGS I						
GRANTEE: SOLOMAN K & SABRINA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W10 S8 E10$ BAS= W10FST= N8 W6 S8 E6 $ W6 FST= N8 W6 S8 E6$ BAS= W6 FOP= N8 W10 S8 E10$ W10 S32 E10 FOP= S6 E6 N6 W6$ E6 N32$ S32 FOP= S6 E6 N6 W6$ E16 N32$ PTR=N30 FUS= N40 W16 FUS= W16 S40 E16 N40$ S40 E16$ S30$.

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	1,112.00	UT	1.50	1.50	100	1994	1994	3	100	1,668	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,468

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	0800	C	MULTI-FAM	0		RSF-2	99.00	101.00	9,999.00	SF		1.00	1.00	1.00	1.00	1.00	9,999							

REVIEW DATE 10/11/2016 BY DF Total Acres: 0.23 Total Land Value: 9,999 Market: 0 Agricultural: 0 Common: 9,999 PRINTED 11/04/2025 BY SYS