S DIV: LOT 29 BLOCK E CANOVA S/D

899-1149, DC 1475-727

PERKINS ILA PENELOPE
589 NW UNION PARK RD
WELLBORN, FL 32094

2026

00-00-00-13714-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

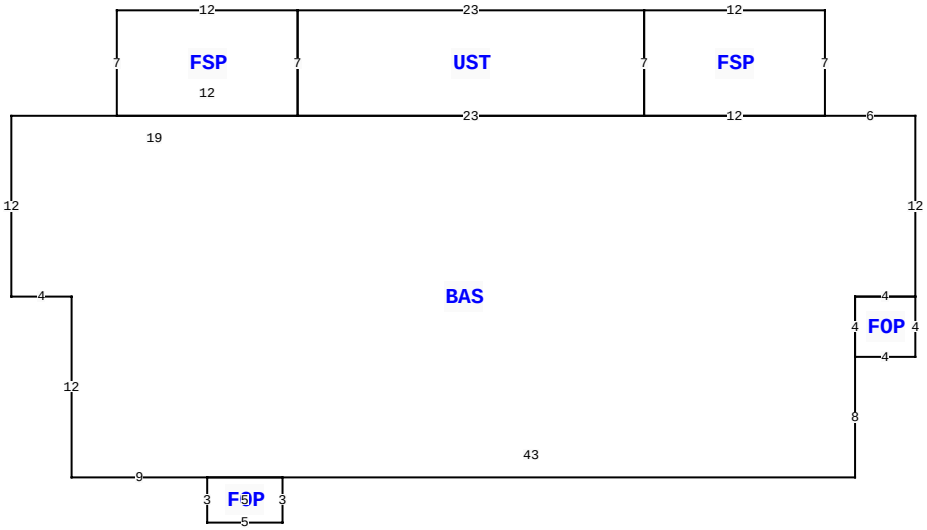
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,344	100		1,344	54,701
FOP	15	30		4	163
FOP	16	30		5	204
FSP	84	40		34	1,384
FSP	84	40		34	1,384
UST	161	45		72	2,931
TOTALS	1,704			1,493	60,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,493	95.7600	81.40	121,530	1942	1942	0	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 1344 HX Base Yr



421 SE MCCRAY 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	60,765
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	8,160
TOTAL MARKET VALUE	69,025
SOH/AGL Deduction	0
ASSESSED VALUE	69,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,025
TOTAL JUST VALUE	69,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0899/1149	3/21/2000	WD	Q	I		47,000
GRANTOR: ADAMOVICH						
GRANTEE: PERKINS'						
0567/0722	5/01/1985	WD	Q	I	01	38,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FSP= N7 W12 S7 E12$ W12 UST= N7 W23 S7 E23 $ W23 FSP= N7 W12 S7 E12$ W19 S12 E4 S12 E9 FOP= S3 E5 N3 W5$ E43 N8 FOP= E4 N4 W4 S4$ N4 E4 N12$.

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	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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		00	0.00	0.00	8,160.00	SF		1.00	1.00	1.00	1.00	1.00	8,160							

REVIEW DATE 10/10/2016 BY RP Total Acres: 0.19 Total Land Value: 8,160 Market: 0 Agricultural: 0 Common: 8,160 PRINTED 10/30/2025 BY SYS