S DIV: N1/2 OF LOTS 33 & 34 BLOC
S/D.

COURSON JERRY W/COURSON TARA O
P O BOX 966
LAKE CITY, FL 32056

2026

00-00-00-13717-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Quality Adjus	05	05 100

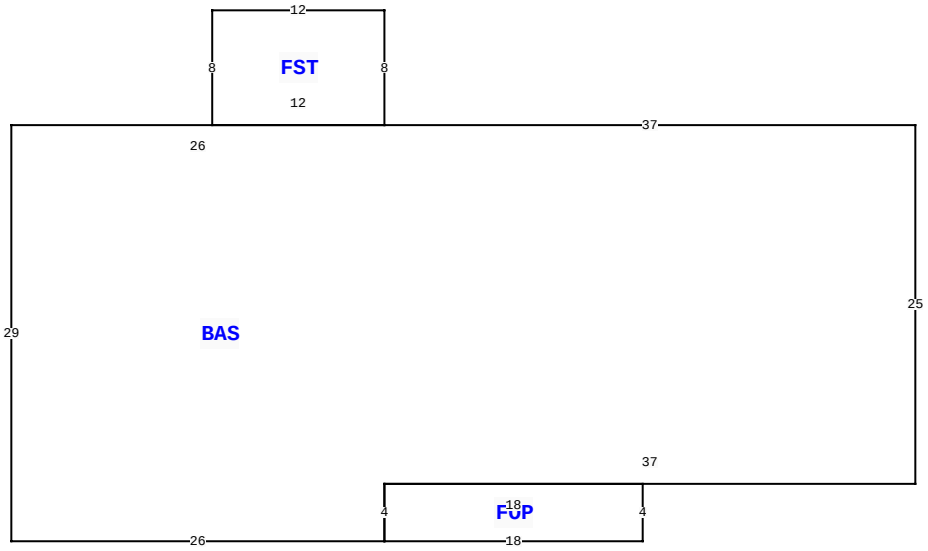
DOR CODE	0800	MULTI-FAM <10	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,679	100		1,679	85,645
FOP	72	30		22	1,122
FST	96	55		53	2,704
TOTALS	1,847			1,754	89,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,754	111.4050	94.69	166,086	1969	1980	0	0	0	46.13	53.87

1 DUPLEX 0% - 0 Heated Area: 1679 HX Base Yr



450 SE CAMP ST, 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	89,471
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,200
TOTAL MARKET VALUE	96,671
SOH/AGL Deduction	0
ASSESSED VALUE	96,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,671
TOTAL JUST VALUE	96,671
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,381

BLDG:2:1: DEPRESSED AREA RENT LOW

BLDG:1:1: DEPRESSED ARA LOW RENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/1163	8/26/2015	WD	U	I	11	100
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: JERRY W & TARA O CO						
1284/1171	10/29/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (TRAIL						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FST= N8 W12 S8 E12$W26S29 E26 FOP= E18 N4 W18 S4$ N4 E37 N25$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.00	0.00	7,200.00	SF		1.00	1.00	1.00	1.00	1.00	7,200							

REVIEW DATE 10/01/2016 BY DF Total Acres: 0.17 Total Land Value: 7,200 Market: 0 Agricultural: 0 Common: 7,200 PRINTED 10/30/2025 BY SYS