S DIV: E 90 FT OF LOT 1 BLOCK B,
533-734, 527-194, 938-2, WD 1175

SANDUSKY SERENA
139 SE CAMP ST
LAKE CITY, FL 32025

2026

00-00-00-13787-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

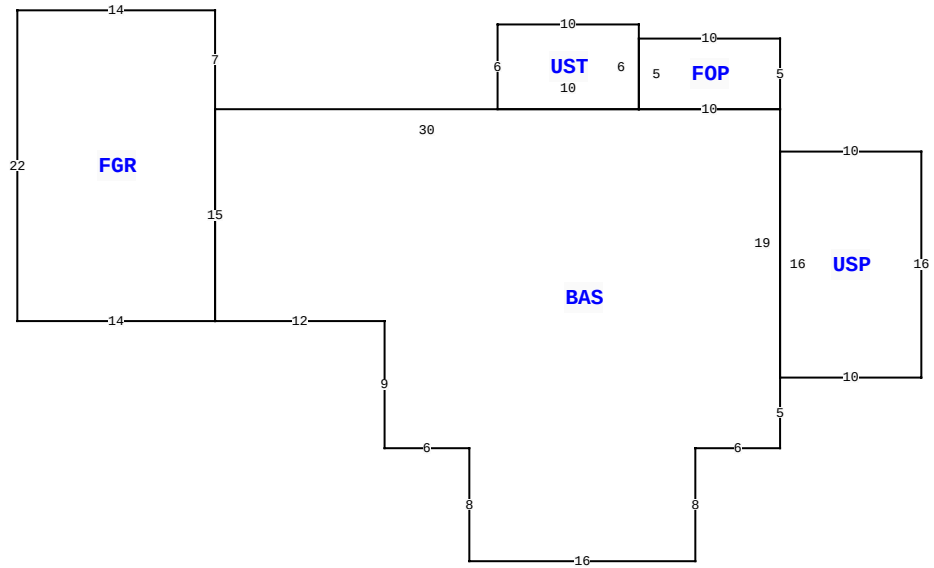
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100		980	94,378
FGR	308	55		169	16,275
FOP	50	30		15	1,444
USP	160	35		56	5,393
UST	60	45		27	2,600
TOTALS	1,558			1,247	120,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,247	132.2880	148.16	184,756	1968	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 980 HX Base Yr 2023



139 SE CAMP ST, 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		120,091
TOTAL MARKET OB/XF VALUE		650
TOTAL LAND VALUE - MARKET		3,712
TOTAL MARKET VALUE		124,453
SOH/AGL Deduction		3,511
ASSESSED VALUE		120,942
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,220
TOTAL JUST VALUE		124,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1468/20	5/24/2022	WD	Q	I	01	120,000
GRANTOR: M & J SAMPSON LLC						
GRANTEE: SANDUSKY SERENA						
1454/2267	12/14/2021	CT	U	I	18	60,000
GRANTOR: BODNAR JOHN R						
GRANTEE: M & J SAMPSON LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N5 W10 S5 E10$ BAS= W10UST= N6 W10 S6 E10$ W30 FGR= N7 W14 S22 E14 N15$ S15 E12 S9 E6 S8 E16 N8 E6 N5 USP= E10 N16 W10 S16$ N19$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	

LAND DESCRIPTION

TOTAL OB/XF 650

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		RO	55.00	90.00	4,950.00	SF		1.00	1.00	1.00	0.75	0.75	3,712							

REVIEW DATE 09/19/2022 BY CP Total Acres: 0.11 Total Land Value: 3,712 Market: 0 Agricultural: 0 Common: 3,712 PRINTED 11/18/2025 BY SYS