S DIV: LOTS 1 & 2 BLOCK 5 ASHURS

745-2396, 835-76, AG 838-2638, P

BALLER JAMES/BALLER DEBORAH
430 SW COLUMBIA AVE
LAKE CITY, FL 32025

2026

00-00-00-13848-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

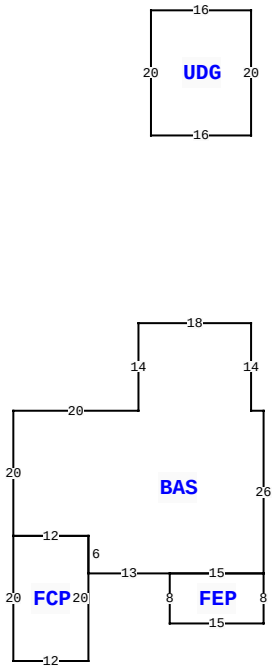
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,220	100		1,220	65,209
FCP	240	25		60	3,207
FEP	120	80		96	5,131
UDG	320	55		176	9,407
TOTALS	1,900			1,552	82,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,552	73.4184	82.23	127,621	1948	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1220 HX Base Yr 2023



430 SW COLUMBIA 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		82,954
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		11,812
TOTAL MARKET VALUE		94,766
SOH/AGL Deduction		39,708
ASSESSED VALUE		55,058
TOTAL EXEMPTION VALUE	HX HB	30,058
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		94,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044858	Roof Replacement	2,000	07/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/1416	4/13/2022	WD	Q	I	03	71,500
GRANTOR: RADKE ZACHARY A						
GRANTEE: BALLER JAMES						
1099/1991	10/20/2006	WD	Q	I		80,000
GRANTOR: CHARLES B BROWN III						
GRANTEE: ZACHARY A RADKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S14 W20 S20 FCP= S20 E12 N20 W12$ E12 S6 E13 FEP= S8 E15 N8 W15$ E15 N26 W2 N14$ PTR=N30 UDG= N20 W16S20 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	50.00	105.00	5,250.00	SF		1.00	1.00	1.00	2.25	2.25	11,812							

REVIEW DATE 08/02/2022 BY JS Total Acres: 0.12 Total Land Value: 11,812 Market: 0 Agricultural: 0 Common: 11,812 PRINTED 11/07/2025 BY SYS