S DIV: COMM NW COR OF NE1/4 OF S
FT, E 25 FT FOR POB, CONT E 600
600 FT, N 205 FT TO POB. (BLOCK

KYI KHIN M/KYI CORAZON N
451 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2025

00-00-00-13911-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

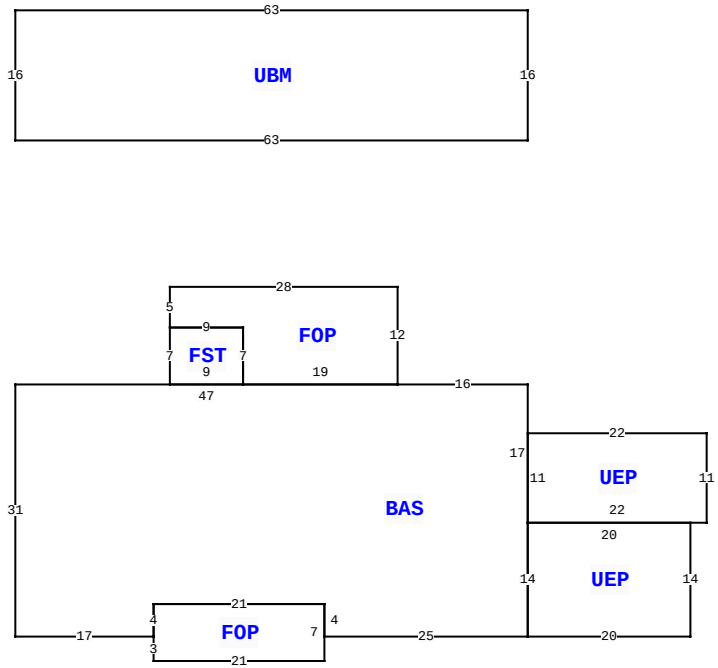
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,869	100		1,869	151,261
FOP	147	30		44	3,561
FOP	273	30		82	6,637
FST	63	55		35	2,833
UBM	1,008	20		202	16,348
UEP	242	60		145	11,735
UEP	280	60		168	13,597
TOTALS	3,882			2,545	205,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,545	111.1680	124.51	316,878	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1869 HX Base Yr 2020



451 SW LAKEVIEW 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		205,971
TOTAL MARKET OB/XF VALUE		5,917
TOTAL LAND VALUE - MARKET		59,962
TOTAL MARKET VALUE		271,850
SOH/AGL Deduction		62,293
ASSESSED VALUE		209,557
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,835
TOTAL JUST VALUE		271,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,024

SALE:2:1: 725 S 7TH STREET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
384	ADDN SFR	0	07/10/2019
863	MAINT/ALTR	0	10/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0812/0696	10/18/1995	WD	Q	I		148,000
GRANTOR: JEFFREY L & TEENA RUF						
GRANTEE: KHIN M & CORAZON N						
0801/1177	2/03/1995	WD	Q	I		115,000
GRANTOR: KAY S LURTZ						
GRANTEE: JEFFERY L & TEENE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N12 W28 S5 FST= S7 E9 N7 W9$ E9 S7 E19 $ W47 S31 E17 FOP= S3 E21 N7 W21 S4$ N4 E21 S4 E25 UEP= E20 N14 W20 S14$ N14 UEP= E22N11 W22 S11$ N17$ PTR= N30 UBM= N16 W63 S16 E63$ 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	100	0	0	2,544.00	UT	1.20	1.20	100	1993	1993	3	100	3,053	
2	0294	SHED WOOD/	0	100	6	8	48.00	UT	3.50	3.50	100	1993	1993	3	100	168	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0083	DOCK-LAKE	0	100	0	0	96.00	UT	11.50	11.50	100	2016	2016	3	54	596	
6	0080	DECKING	0	100	0	0	160.00	UT	5.00	5.00	100	2016	2016	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,917

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	0133	C	SFR LAKE	100		00	0.00	0.00	205.00	FF		1.00	1.00	0.90	325.00	292.50	59,962							

REVIEW DATE 09/13/2016 BY DF Total Acres: 0.00 Total Land Value: 59,962 Market: 0 Agricultural: 0 Common: 59,962 PRINTED 08/05/2025 BY SYS