S DIV: LOT 7 BLOCK A MELTONS S/D
725-856, 757-1119, WD 1368-578,

ROYALS MARGARET A
747 SW BALI LN
LAKE CITY, FL 32025

2026

00-00-00-13932-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

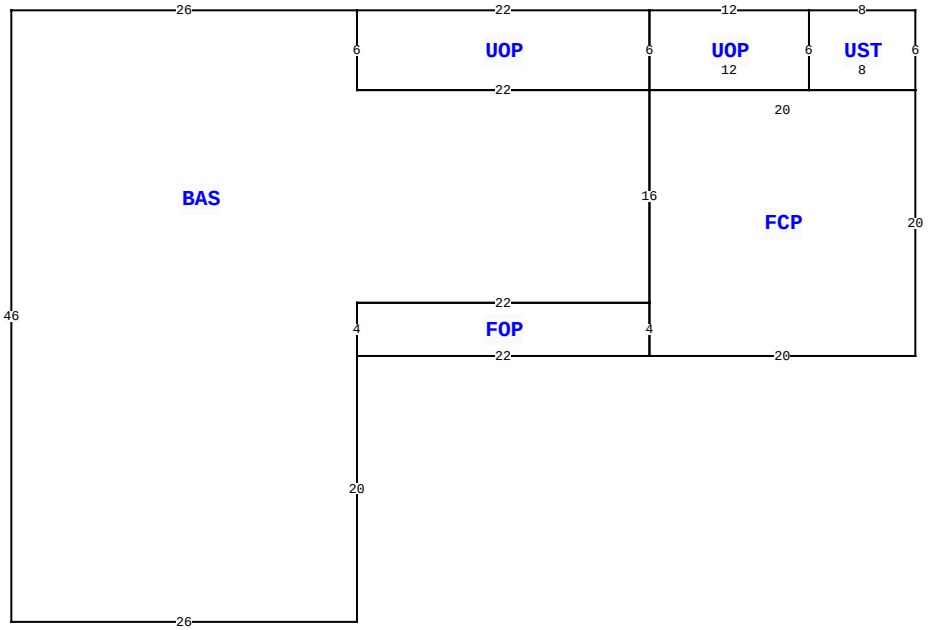
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	26	ALM SIDING 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,548	100		1,548	154,552
FCP	400	25		100	9,984
FOP	88	30		26	2,596
UOP	72	20		14	1,398
UOP	132	20		26	2,596
UST	48	45		22	2,197
TOTALS	2,288			1,736	173,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,736	122.9580	137.71	239,065	1959	2000	0	0	0	27.50	72.50

1 SINGLE FAM 0% - 2021 Heated Area: 1548 HX Base Yr



747 SW BALI LN, 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	173,322
TOTAL MARKET OB/XF VALUE	15,136
TOTAL LAND VALUE - MARKET	11,100
TOTAL MARKET VALUE	199,558
SOH/AGL Deduction	0
ASSESSED VALUE	199,558
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,558
TOTAL JUST VALUE	199,558
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/0136	3/27/2020	WD	Q	I	01	155,000
GRANTOR: PATRICIA H LANG						
GRANTEE: MARGARET A ROYALS						
1368/0578	8/30/2018	WD	U	I	30	87,500
GRANTOR: MARTHA J BRYAN						
GRANTEE: PATRICIA H LANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S46 E26 N20 FOP= E22 N4 W22 S4$ N4 E22 FCP= S4E20 N20 UST= N6 W8 UOP= W12 S6 E12 N6$ S6 E8$ W20S16$ N16 UOP= N6 W22 S6 E22$ W22 N6$.

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	0	0	3	100	300	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1986	1986	3	40	14,336	
3	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 15,136

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	0		*RSF-2	0.00	0.00	14,800.00	SF		1.00	1.00	1.00	0.75	0.75	11,100							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.34 Total Land Value: 11,100 Market: 0 Agricultural: 0 Common: 11,100 PRINTED 11/19/2025 BY SYS