S DIV: BEG 169.5 FT N OF SW COR, E 121.50 FT TO W R/W DIVISION ST 132.50 FT TO POB. BLOCK 327.

PITMAN WILLIAM B
756 SE DIVISION AVE
LAKE CITY, FL 32055

**2026**

**00-00-00-14133-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

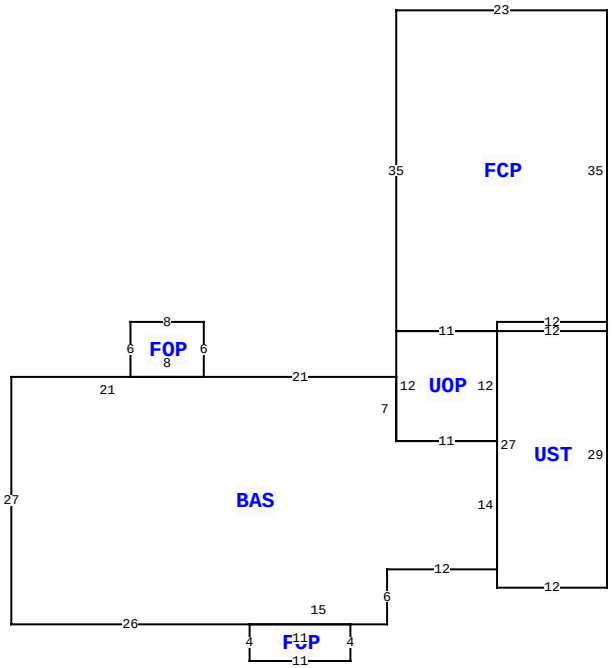
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 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 | 1,282 | 100 | | 1,282 | 88,663 |
| FCP | 805 | 25 | | 201 | 13,901 |
| FOP | 44 | 30 | | 13 | 899 |
| FOP | 48 | 30 | | 14 | 969 |
| UOP | 132 | 20 | | 26 | 1,798 |
| UST | 348 | 45 | | 157 | 10,858 |
| TOTALS | 2,659 | | | 1,693 | 117,088 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,693 | 95.0000 | 106.40 | 180,135 | 1950 | 1950 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1282 HX Base Yr




756 SE DIVISION 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 | | 117,088 |
| TOTAL MARKET OB/XF VALUE | | 700 |
| TOTAL LAND VALUE - MARKET | | 17,209 |
| TOTAL MARKET VALUE | | 134,997 |
| SOH/AGL Deduction | | 82,956 |
| ASSESSED VALUE | | 52,041 |
| TOTAL EXEMPTION VALUE | HX HB | 27,041 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 134,997 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 134,997 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 332 | POOL | 50 | 09/08/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0571/0230 | 8/01/1985 | WD | Q | I | | 31,500 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 N7 W21 FOP= N6 W8 S6 E8$ W21 S27 E26 FOP= S4 E11 N4 W11$ E15 N6 E12 UST= S2 E12 N29 W12 S27$ N14 UOP= N12 FCP= E12 N35 W23 S35 E11$ W11 S12 E11$.

## 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 | 0296 | SHED METAL | 0 | 100 | 8 | 10 | 80.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 2 | 0130 | CLFENCE 5 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 700

| 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 | | | 0.00 | 0.00 | 35,300.00 | SF | | 1.00 | 1.00 | 0.65 | 0.75 | 0.49 | 17,209 | | | | | | | |

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.81 Total Land Value: 17,209 Market: 0 Agricultural: 0 Common: 17,209 PRINTED 11/05/2025 BY SYS