S DIV: LOTS 6, 7 & 20 FT OFF W
SIDE OF LOT 5 BLOCK 3 LAKE
FORREST PARK S/D. PROB 1178-

CHURCH NORA C
773 SE DIVISION AVE
LAKE CITY, FL 32025

2026

00-00-00-14230-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

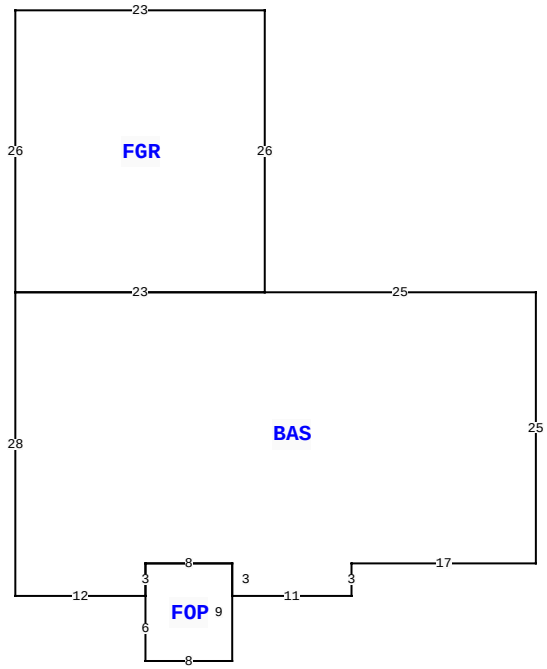
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,269	100		1,269	76,084
FGR	598	55		329	19,726
FOP	72	30		22	1,319
TOTALS	1,939			1,620	97,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	82.3596	92.24	149,429	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1269 HX Base Yr 2014



773 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		97,129
TOTAL MARKET OB/XF VALUE		1,150
TOTAL LAND VALUE - MARKET		11,138
TOTAL MARKET VALUE		109,417
SOH/AGL Deduction		43,081
ASSESSED VALUE		66,336
TOTAL EXEMPTION VALUE	HX HB	41,336
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
956	MAINT/ALTR	0	12/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1262/0997	10/01/2013	WD	Q	I	01	51,000
GRANTOR: WILLIAM J HUNTER SR R						
GRANTEE: NORA C CHURCH						
1211/1662	3/17/2011	WD	Q	I	01	60,000
GRANTOR: WANDA R HOWELL & ELAI						
GRANTEE: WILLIAM J HUNTER SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FGR= N26 W23 S26 E23$ W23 S28 E12 FOP= S6 E8 N9 W8 S3$ N3 E8 S3 E11 N3 E17 N25$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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	14,850.00	SF		1.00	1.00	1.00	0.75	0.75	11,138							

REVIEW DATE 06/05/2018 BY HC Total Acres: 0.34 Total Land Value: 11,138 Market: 0 Agricultural: 0 Common: 11,138 PRINTED 11/18/2025 BY SYS