LOT 38 FRANK THOMAS S/D UNREC.
COMM NW COR OF NW1/4 OF NE1/4, R
E 156.88 FT, S 25.03 FT FOR POB,

ALVAREZ JAMES D/ALVAREZ ERNIE D
PO BOX 26564
JACKSONVILLE, FL 32226

2026

01-2S-17-04659-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

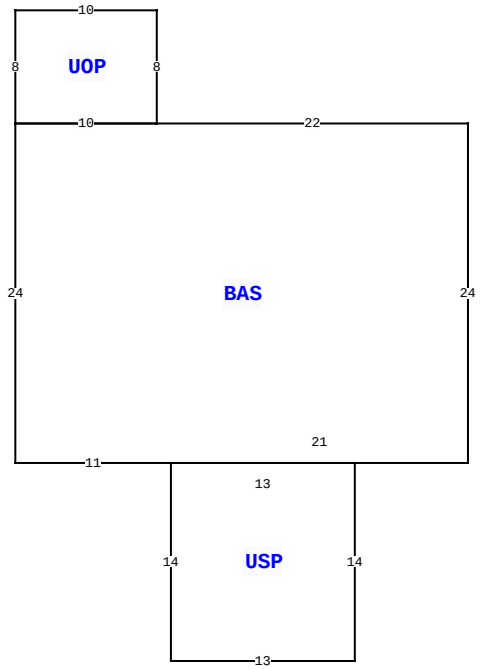
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	38,883
UOP	80	20		16	810
USP	182	35		64	3,240
TOTALS	1,030			848	42,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	848	69.5466	77.89	66,051	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 768 HX Base Yr



135 NE OWLRUN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,933
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	13,185
TOTAL MARKET VALUE	57,418
SOH/AGL Deduction	0
ASSESSED VALUE	57,418
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,418
TOTAL JUST VALUE	57,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1450/2414	10/21/2021	WD	P	I	98	100
GRANTOR: ALVAREZ JAMES D						
GRANTEE: ALVAREZ JAMES ALAN						
1182/1376	10/05/2009	PR	U	I	11	100
GRANTOR: JAMES D ALVAREZ (PR)						
GRANTEE: JAMES D & JACQUELIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N8 W10 S8 E10$ W10 S24 E11 USP= S14 E13 N14 W13$ E21 N24$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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		00	0.00	0.00	2.77	AC		1.00	1.00	0.85	5,600.00	4,760.00	13,185							

REVIEW DATE 07/24/2015 BY DF Total Acres: 2.77 Total Land Value: 13,185 Market: 0 Agricultural: 0 Common: 13,185 PRINTED 11/18/2025 BY SYS