COMM AT NE COR OF SE1/4 OF SW1/4
FT FOR POB RUN S ALONG W R/W LIN
FT, W 344.63 FT, N 400.37 FT, E

CHURCH S E
860 SE ACADEMIC AVE
LAKE CITY, FL 32025

2026

01-4S-17-07475-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

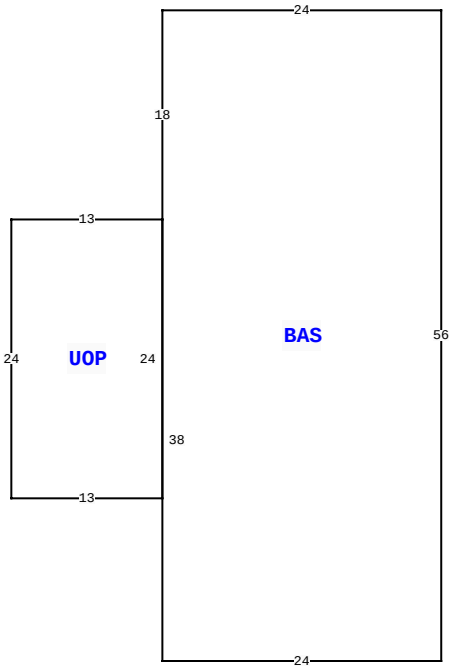
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	36,385
UOP	312	20		62	1,678
TOTALS	1,656			1,406	38,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,406	112.8000	67.68	95,158	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1344 HX Base Yr



860 SE ACADEMIC AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		38,063
TOTAL MARKET OB/XF VALUE		1,650
TOTAL LAND VALUE - MARKET		34,200
TOTAL MARKET VALUE		73,913
SOH/AGL Deduction		35,398
ASSESSED VALUE		38,515
TOTAL EXEMPTION VALUE	SX HX HB	38,515
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		73,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8778	PUMP/UTPOL	30	08/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0716/477	4/16/1990	WD	Q	I		34,000

GRANTOR: RICHARD ADDISON
GRANTEE: S E CHURCH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S18 UOP= W13 S24 E13 N24$ S38 E24 N56$.

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	33	16	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	1999	1999	3	100	200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,650

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	0102	C	SFR/MH	100		A-1	0.00	0.00	3.42	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,200							

REVIEW DATE 02/23/2017 BY BC Total Acres: 3.42 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 11/18/2025 BY SYS