LOT 15 SUZANNE S/D UNIT 2.
ORB 405-187, 658-300, 943-132,
CT 1179-2555,

ELLIS BEN
P O BOX 88
LAKE CITY, FL 32056-0088

2025

03-4S-17-07570-049

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.0200 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

194 SE OPAL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	21,500
SOH/AGL Deduction	1,771
ASSESSED VALUE	19,729
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,729
TOTAL JUST VALUE	21,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,500

XFOB:1:1: FLOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1179/2555	5/17/2006	CT	Q	I	01	28,000
GRANTOR: CLERK OF COURT (EARL						
GRANTEE: BEN ELLIS						
0943/0132	12/26/2001	WD	P	I	99	32,000
GRANTOR: RHONDA LEE KNOWLES KN						
GRANTEE: EARL LING & JOHN DO						

BUILDING NOTES

BUILDING DIMENSIONS

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0700	C	MISC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/29/2022 BY ME Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/19/2025 BY SYS