LOT 5 BLOCK B EASTSIDE VILLAGE U

798-1714, 803-1820, DC 1227-2029

BOYD DONALD E/BOYD CHARLOTTE L
251 SE ELM LP
LAKE CITY, FL 32025

2025

03-4S-17-07592-425

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

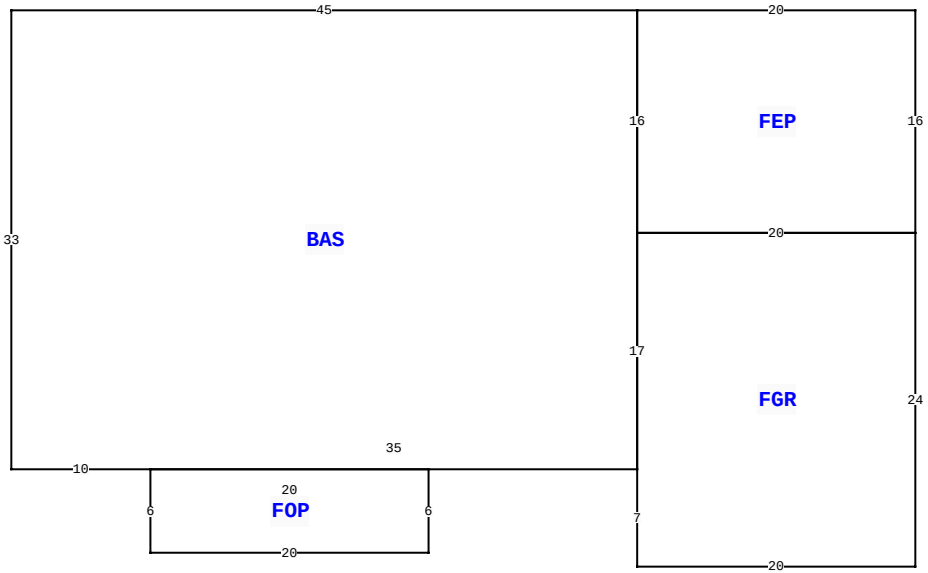
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100		1,485	126,428
FEP	320	80		256	21,795
FGR	480	55		264	22,476
FOP	120	30		36	3,065
TOTALS	2,405			2,041	173,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,041	106.3120	130.98	267,330	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1485 HX Base Yr 2023



251 SE ELM LOOP, 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		173,764
TOTAL MARKET OB/XF VALUE		1,588
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		200,102
SOH/AGL Deduction		66,129
ASSESSED VALUE		133,973
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,251
TOTAL JUST VALUE		200,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31235	MAINT/ALTR	35	07/09/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/442	8/24/2023	LE	U	I	14	100
GRANTOR: BOYD DONALD E (ENH LE						
GRANTEE: FEAGLE GEORGE C III						
1475/2726	9/20/2022	WD	Q	I	01	210,000
GRANTOR: WAINWRIGHT EARL M						
GRANTEE: BOYD DONALD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S33 E10 FOP= S6 E20N6 W20$ E35 FGR= S7 E20 N24 W20 S17$ N17 FEP= E20 N16 W20S16$ N16$.

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	0166	CONC,PAVMT	0	100	0	0	992.00	UT	1.50	1.50	100	1995	1995	3	100	1,488	
2	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,588

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 01/10/2023 BY CP Total Acres: 0.20 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/08/2025 BY SYS