LOT 13 RICHMOND ESTATES S/D.
ORB 833-604, 888-220, WD 1449-69

TOMASSINI PAUL D
1136 SW FLAGLER CT
LAKE CITY, FL 32025

2026

06-4S-17-07979-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

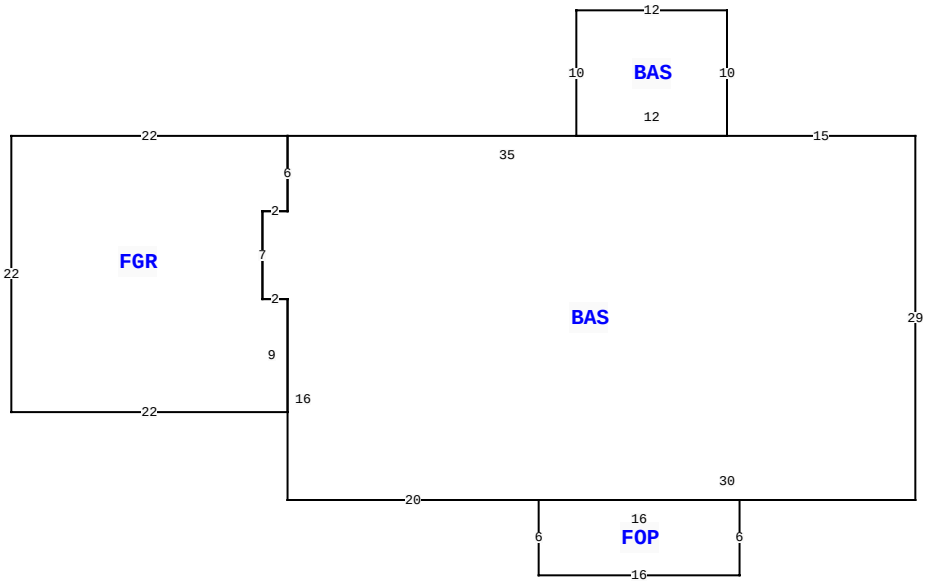
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	12,735
BAS	1,464	100		1,464	155,369
FGR	470	55		258	27,381
FOP	96	30		29	3,078
TOTALS	2,150			1,871	198,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	129.5910	145.14	271,557	1996	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2022 Heated Area: 1584 HX Base Yr 2022



1136 SW FLAGLER CT, 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: 1	Tax Dist:	
BUILDING MARKET VALUE		198,562
TOTAL MARKET OB/XF VALUE		1,251
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		218,313
SOH/AGL Deduction		24,851
ASSESSED VALUE		193,462
TOTAL EXEMPTION VALUE	HX HB VX 13	193,462
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		218,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
740	SFR	240	06/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/699	10/04/2021	WD	Q	I	01	250,000
GRANTOR: DOUBERLY VIVIAN S						
GRANTEE: TOMASSINI PAUL D						
0888/0220	9/10/1999	WD	Q	I		87,900
GRANTOR: M BERRY						
GRANTEE: V DOUBERLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W35 S6 W2 S7 E2 S16 E20 E30 N29 $
FGR=[ORIG=-50,0] W22 S22 E22 N9 W2 N7 E2 N6 $
BAS=[ORIG=-15,0] N10 W12 S10 E12 $
FOP=[ORIG=-30,29] S6 E16 N6 W16 $
.

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	834.00	UT	1.50	1.50	100	1996	1996	3	100	1,251	

LAND DESCRIPTION

TOTAL OB/XF 1,251

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-	110.00	129.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/29/2021 BY CP Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/14/2025 BY SYS