LOTS 1, 2 & 3 BLOCK 5 LAKESIDE H
S/D & ALSO THAT PART OF A CLOSED
CONTIGUOUS TO THE ABOVE DESC'D L

LAVOIE WHITNEY S
117 SW BALBOA PL
LAKE CITY, FL 32025

2026

08-4S-17-08231-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	06	BD/BATTEN 40
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

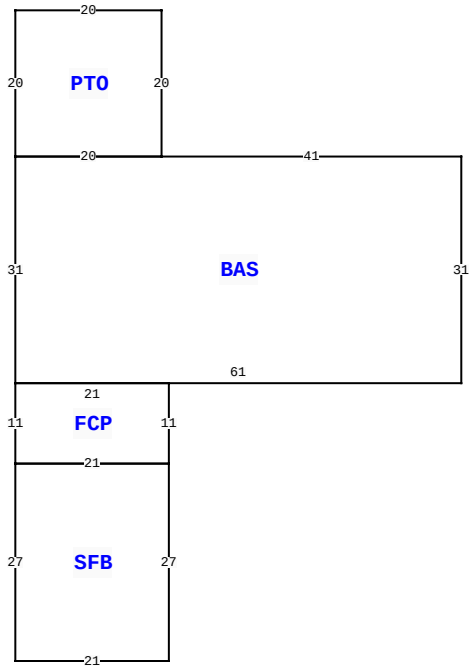
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100		1,891	144,487
FCP	231	25		58	4,432
PTO	400	5		20	1,528
SFB	567	80		454	34,689
TOTALS	3,089			2,423	185,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,423	104.9540	117.55	284,824	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 2458 HX Base Yr 2025



117 SW BALBOA PL, 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		185,136
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		69,375
TOTAL MARKET VALUE		255,811
SOH/AGL Deduction		0
ASSESSED VALUE		255,811
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,089
TOTAL JUST VALUE		255,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052978	Remodel	4,041	04/30/2025
000042519	Roof Replacement	18,173	08/10/2021
14031	DEMOLISH	50	05/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0692	5/11/2020	WD	U	I	30	100
GRANTOR: JOHN BRYAN						
GRANTEE: JOHN BRYAN & WHITNE						
0723/0001	6/21/1990	WD	U	I	35	61,500
GRANTOR: JEAN ROOF						
GRANTEE: JOHN BRYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 PTO= N20 W20 S20 E20$ W20 S31 FCP= S11 SFB= S27 E21 N27 W21$ E21 N11 W21$ E61 N31$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

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	100			0.00	0.00	3.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	69,375							

REVIEW DATE 04/03/2017 BY DF Total Acres: 0.62 Total Land Value: 69,375 Market: 0 Agricultural: 0 Common: 69,375 PRINTED 11/18/2025 BY SYS