LOT 13 & W 1/2 OF LOT 14 BLOCK 5
HEIGHTS S/D & ALSO THAT PART OF
ALLEY CONTIGUOUS TO THE ABOVE DE

SALERNO ANNE L
211 SW BALBOA PL
LAKE CITY, FL 32025

2026

08-4S-17-08236-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

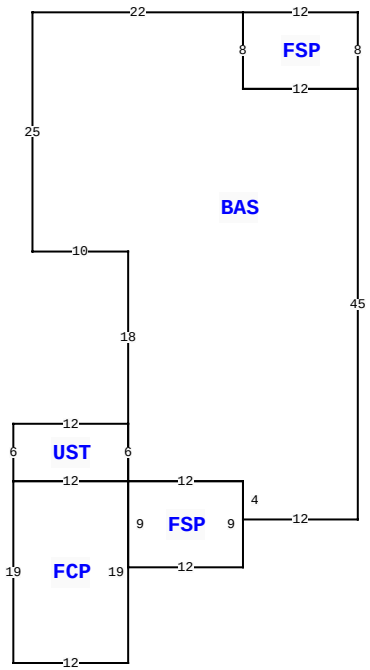
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,378	100		1,378	69,578
FCP	228	25		57	2,878
FSP	96	40		38	1,919
FSP	108	40		43	2,171
UST	72	45		32	1,616
TOTALS	1,882			1,548	78,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,548	69.3600	77.68	120,249	1925	1925	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1378 HX Base Yr 2023



211 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		78,162
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		27,750
TOTAL MARKET VALUE		106,412
SOH/AGL Deduction		39,289
ASSESSED VALUE		67,123
TOTAL EXEMPTION VALUE	HX HB	42,123
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1465/1989	4/20/2022	WD	Q	I	01	84,000
GRANTOR: JONES BRENDA TURNER						
GRANTEE: SALERNO ANNE L						
1047/2098	5/27/2005	WD	Q	I	06	50,000
GRANTOR: MARJORIE SHAW						
GRANTEE: BRENDA TURNER JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S25 E10 S18 UST= W12 S6E12 N6$ S6 FCP= W12 S19E12 N19$ FSP= S9 E12 N9 W12$ E12 S4 E12 N45 FSP= N8 W12 S8E12$ W12 N8$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 500

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	1.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	27,750							

REVIEW DATE 04/03/2017 BY DF Total Acres: 0.31 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 11/18/2025 BY SYS