LOTS 2 & 3 BLOCK 6 LAKESIDE HEIG
THAT PART OF THE CLOSED ALLEY LY
PER RESOL# 93R-45 REC IN ORB 784

LOWELL CHARLES S
2226 S MARION ST
LAKE CITY, FL 32025

2026

08-4S-17-08240-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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	04	04

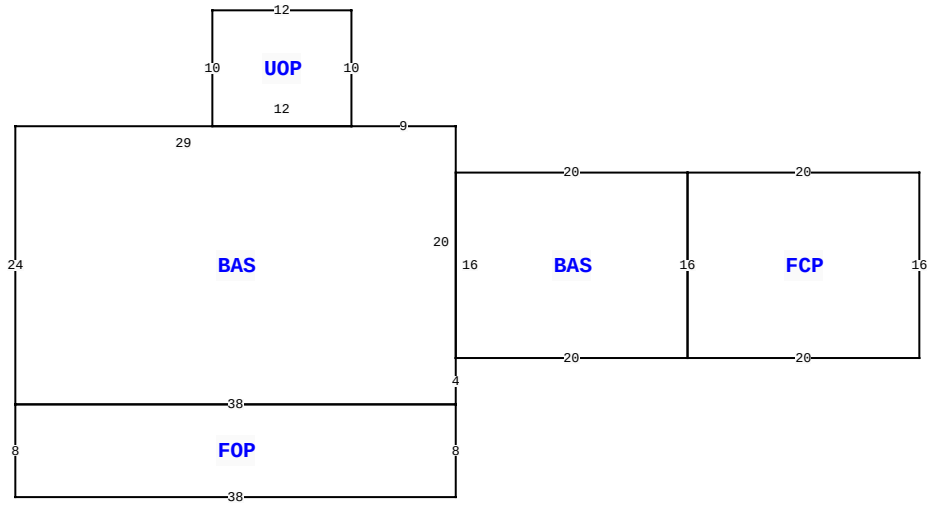
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	25,851
BAS	912	100		912	73,673
FCP	320	25		80	6,462
FOP	304	30		91	7,351
UOP	120	20		24	1,939
TOTALS	1,976			1,427	115,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,427	110.9600	124.28	177,348	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1232 HX Base Yr 2008



2226 S MARION AVE, 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		115,276
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		46,250
TOTAL MARKET VALUE		164,726
SOH/AGL Deduction		59,869
ASSESSED VALUE		104,857
TOTAL EXEMPTION VALUE	HX HB WR 13	104,857
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		164,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11752	ADDN SFR	75	10/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1136/0684	11/15/2007	WD	Q	I		118,000
GRANTOR: KENNETH A & S ANN MCC						
GRANTEE: CHARLES S & MYRTLE						
0522/0128	9/01/1983	WD	Q	V	01	3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 UOP= N10 W12 S10 E12$ W29 S24 FOP= S8 E38 N8 W38$ E38 N4 BAS= E20 FCP= E20 N16 W20 S16$ N16 W20 S16$ N20$.

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	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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		00	0.00	0.00	2.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	46,250							

REVIEW DATE 04/03/2017 BY DF Total Acres: 0.42 Total Land Value: 46,250 Market: 0 Agricultural: 0 Common: 46,250 PRINTED 11/18/2025 BY SYS