LOTS 6 & 7 BLOCK 6 LAKESIDE HEIG
S/D & ALSO THAT PART OF A CLOSED
CONTIGUOUS TO THE ABOVE DESC'D L

JOHNSON KAYE
156 SW BALBOA PL
LAKE CITY, FL 32025

2026

08-4S-17-08241-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

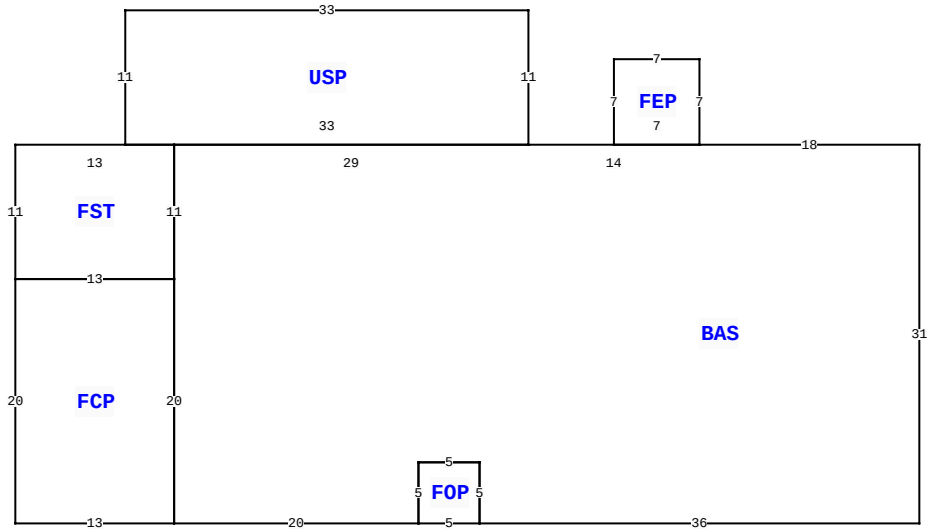
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,866	100		1,866	149,562
FCP	260	25		65	5,210
FEP	49	80		39	3,126
FOP	25	30		8	641
FST	143	55		79	6,332
USP	363	35		127	10,179
TOTALS	2,706			2,184	175,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	110.0950	123.31	269,309	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1866 HX Base Yr 1996



156 SW BALBOA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		175,051
TOTAL MARKET OB/XF VALUE		850
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		212,901
SOH/AGL Deduction		125,031
ASSESSED VALUE		87,870
TOTAL EXEMPTION VALUE	HX HB SX	87,870
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		212,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,901

SALE:2:1: LOTS 6 & 7 LAKESIDE HEIGHTS S/D

SALE:1:1: PARENTS TO DAUGHTER "DATE OF DEED AUG 31

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0803/1925	4/03/1995	WD	Q	I	03	24,000
GRANTOR: W L & EDNA C SUMMERS						
GRANTEE: JANET S SUMMERS						
0803/1927	3/31/1995	WD	Q	I		50,000
GRANTOR: JANET S SUMMERS RIVER						
GRANTEE: KAYE JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FEP= N7 W7 S7 E7$ W14 USP= N11 W33 S11 E33$ W29 FST= W13 S11 E13 N11$ S11FCP= W13 S20 E13 N20$ S20 E20 FOP= E5 N5 W5 S5$ N5 E5 S5 E36 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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	100	1993	1993	3	100	500	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 850

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	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 04/03/2017 BY DF Total Acres: 0.44 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/17/2025 BY SYS