LOTS 10 & 11 BLOCK 6 LAKESIDE HE
& ALSO THAT PART OF A CLOSED ALL
TO THE ABOVE DESC'D LOTS. RESOL#

COURSON LAMAR H/COURSON TAMMY L
202 SW BALBOA PL
LAKE CITY, FL 32055

2026

08-4S-17-08243-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

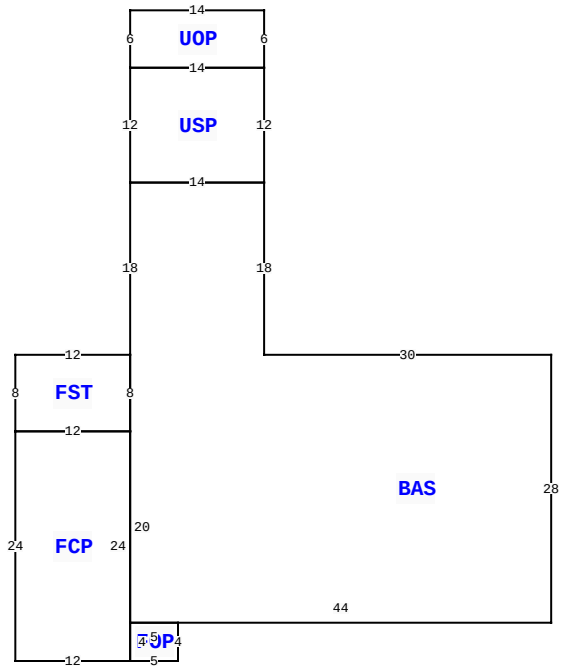
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,484	100		1,484	117,112
FCP	288	25		72	5,682
FOP	20	30		6	473
FST	96	55		53	4,183
UOP	84	20		17	1,342
USP	168	35		59	4,656
TOTALS	2,140			1,691	133,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,691	108.4050	121.41	205,304	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1484 HX Base Yr 2024



202 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		133,448
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		172,348
SOH/AGL Deduction		0
ASSESSED VALUE		172,348
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,626
TOTAL JUST VALUE		172,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,348

SALE:2:1: HOUSE AND 2 LOTS

SALE:1:1: LOTS 10 & 11 BLK 6 LAKESIDE HEIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28345	MAINT/ALTR	30	01/28/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1483/886	1/24/2023	QC	U	I	11	0
GRANTOR: COURSON TAMMY L						
GRANTEE: COURSON LAMAR H						
1482/1556	1/09/2023	QC	U	I	11	0
GRANTOR: COURSON TAMMY L						
GRANTEE: COURSON LAMAR H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 N18 USP= N12 UOP= N6 W14S6 E14$ W14 S12 E14$ W14S18 FST= W12 S8 E12 N8$ S8 FCP= W12 S24 E12 N24 $ S20 FOP= S4 E5 N4 W5$ E44 N28$.

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	0070	CARPORT UF	0	100	12	14	1.00	UT	0.00	0.00	100	1995	1995	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	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 1,900

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: 0.41 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/17/2025 BY SYS