

S1/2 OF SE1/4 OF NW1/4 OF NW1/4,
THE W SIDE FOR RD R/W & NW1/4 OF
OF NW1/4 EX RD R/W ALSO EX RD R/

AVERY TOM
131 NW ALORA GLN
LAKE CITY, FL 32055

2026

10-3S-16-02054-004



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	15	CONC BLOCK 100		0100	01	1,610	71.4285	80.00	128,800	1985	1985	0	0	0	35.00	65.00	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM 0% - 2025										Heated Area: 1424										HX Base Yr									
Roof Cover	03	COMP SHNGL 100												Tax Group: 3										Tax Dist:									
Interior Wall	05	DRYWALL 90												BUILDING MARKET VALUE										98,079									
Interior Wall	02	WALL BD/WD 10												TOTAL MARKET OB/XF VALUE										24,576									
Interior Floo	14	CARPET 90												TOTAL LAND VALUE - MARKET										41,275									
Interior Floo	06	VINYL ASB 10												TOTAL MARKET VALUE										137,495									
Air Condition	02	WINDOW 100												SOH/AGL Deduction										0									
Heating Type	02	CONVECTION 100												ASSESSED VALUE										137,495									
Bedrooms	1	100												TOTAL EXEMPTION VALUE										0									
Bathrooms	1	100												BASE TAXABLE VALUE										137,495									
Frame		N/A 100												TOTAL JUST VALUE										163,930									
Stories	1.	1. 100		NCON VALUE										0																			
Architectual	05	CONV 100		INCOME VALUE																													
Units	03	03 100		PREVIOUS YEAR MKT VALUE										163,930																			
Condition Adj	01	01 100																															
Kitchen Adjus	01	01 100																															
Quality	01	01																															
DOR CODE	5000 IMPROVED AG																																
MAP NUM		MKT AREA										03																					
NEIGHBORHOOD/LOC	10316.00 1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	320	100		320	16,640																												
BAS	1,104	100		1,104	57,408																												
UOP	304	20		61	3,172																												
USP	192	35		67	3,484																												
UST	128	45		58	3,016																												
TOTALS	2,048			1,610	83,720																												
EXTRA FEATURES					131 NW ALORA GLN, LAKE CITY										BLD DATE					LGL DATE					04/15/2025 MLU								
															XF DATE					LAND DATE													
															INC DATE					AG DATE													
L N	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	0	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900																	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900																	
3	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900																	
4	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	100	2008	2008	3	100	1,800																	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
6	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800																	
7	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000																	
8	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	576																	
9	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500																	
10	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200																	
LAND DESCRIPTION										TOTAL OB/XF 23,576																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	0.70	6,500.00	4,550.00	13,650																
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.25	AC		1.00	1.00	1.00	280.00	280.00	1,190																
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.25	AC		1.00	1.00	1.00	6,500.00	6,500.00	27,625																

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