

622-449, 786-1694, 787-1760, 813

LAKE CITY, FL 32025-2193

2026

18-4S-17-08467-011



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 70			
Exterior Wall	08	WD OR PLY 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 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 Stories	01	NONE 100			
Architectual Units	1.	1. 100			
Condition Adj	05	CONV 100			
Kitchen Adjus		0 100			
	03	03 100			
	01	01 100			
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			
		06			
NEIGHBORHOOD/LOC	18417.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100		1,548	141,689
FGR	400	55		220	20,137
FOP	192	30		58	5,309
PTO	192	5		10	915
TOTALS	2,332			1,836	168,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,836	120.6282	135.10	248,044	1995	1995	0	0	0	32.25	67.75

Heated Area: 1548
HX Base Yr 1996

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	0166	CONC, PAVMT	0	100	0	0			1.00	UT	0.00				0.00	

EXTRA FEATURES

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/09/2017 BY BC Total Acres: 1.03 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group:	2	Tax Dist:	
BUILDING MARKET VALUE			168,050
TOTAL MARKET OB/XF VALUE			1,900
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			204,950
SOH/AGL Deduction			69,107
ASSESSED VALUE			135,843
TOTAL EXEMPTION VALUE	HX HB SX WX		105,722
BASE TAXABLE VALUE			30,121
TOTAL JUST VALUE			204,950
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,604

SALES DATA

OFF RECORD Number	DATE	TYPE INST	QUANTITY	VOLUME	RSN CD	SALE PRICE
1513/215	4/22/2024	WD	U	I	11	100

GRANTOR: DENIS SUSAN

GRANTEE: DENIS SUSAN GOODNOW

0813/0877 11/08/1995 WD Q I 80,700

GRANTOR: WAYNE T HUDSON

GRANTEE: RONALD & SUSAN DENI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S28 E4 FOP= S8 E24N8 W24\$ E50 N8 FGR= E20 N20 W20 S20\$ N24 W9 PTO= N8 W16 S12 E16 N4\$ S4 W16\$.