COMM SE COR NE1/4 OF NE1/4, W 72
232.93 FT TO POB, N 57.56 FT, N
691.62 FT, S 154.20 FT, W 447.54

DUONG PISEY SOM/DUONG KATHERINE ELIZABETH
570 NW BERT AVE
LAKE CITY, FL 32055

2026

20-3S-16-02192-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

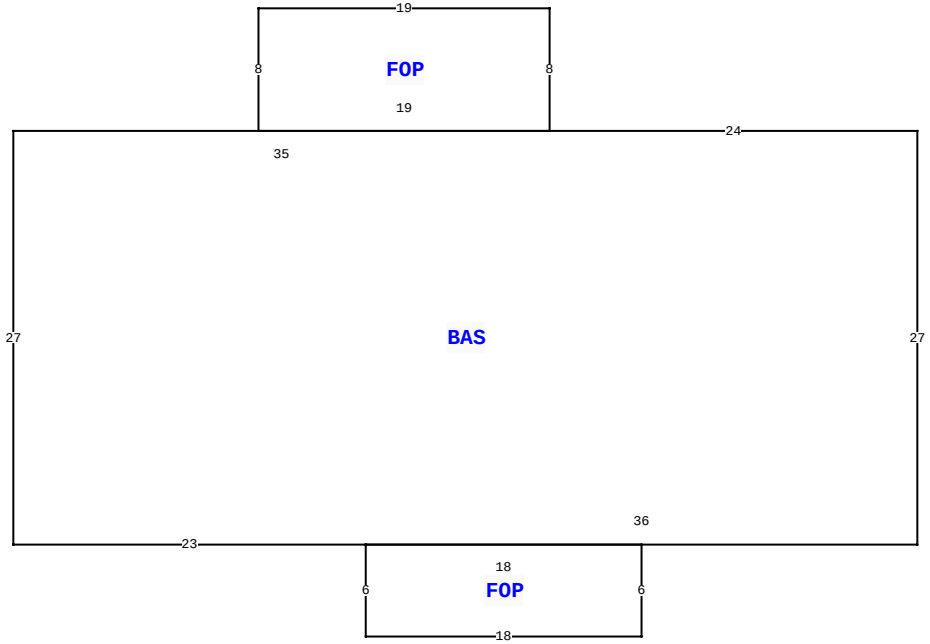
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100		1,593	154,769
FOP	108	30		32	3,109
FOP	152	30		46	4,469
TOTALS	1,853			1,671	162,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	133.4564	149.47	249,764	1965	1965	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2022 Heated Area: 1593 HX Base Yr 2022



570 NW BERT AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,347
TOTAL MARKET OB/XF VALUE		16,500
TOTAL LAND VALUE - MARKET		41,700
TOTAL MARKET VALUE		220,547
SOH/AGL Deduction		31,778
ASSESSED VALUE		188,769
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,047
TOTAL JUST VALUE		220,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042645	Electrical Servic	0	08/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1428/2385	1/16/2021	WD	Q	I	01	174,000

GRANTOR: CHAIN OF PONDS OLIVE

GRANTEE: DUONG PISEY SOM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N8 W19 S8 E19$ W35 S27 E23 FOP= S6 E18 N6 W18$ E36 N27$.

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	0060	CARPORT F	0	100	26	28	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
3	0294	SHED WOOD/	0	100	12	14	1.00	UT	500.00	500.00	100	2021	2020		100	500	
4	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0030	BARN,MT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 16,500

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		A-1	0.00	0.00	2.78	AC		1.00	1.00	1.00	15,000.00	15,000.00	41,700							

REVIEW DATE 02/06/2023 BY KS Total Acres: 2.78 Total Land Value: 41,700 Market: 0 Agricultural: 0 Common: 41,700 PRINTED 11/19/2025 BY SYS