LOTS 1 & 2 BLOCK 2 DOUBLE RUN S/
342-446, PB 1091-542, WD 1097-25

CABALLERO ANA
856 NE COLCIN AVE
LAKE CITY, FL 32055

2026

20-3S-17-05302-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

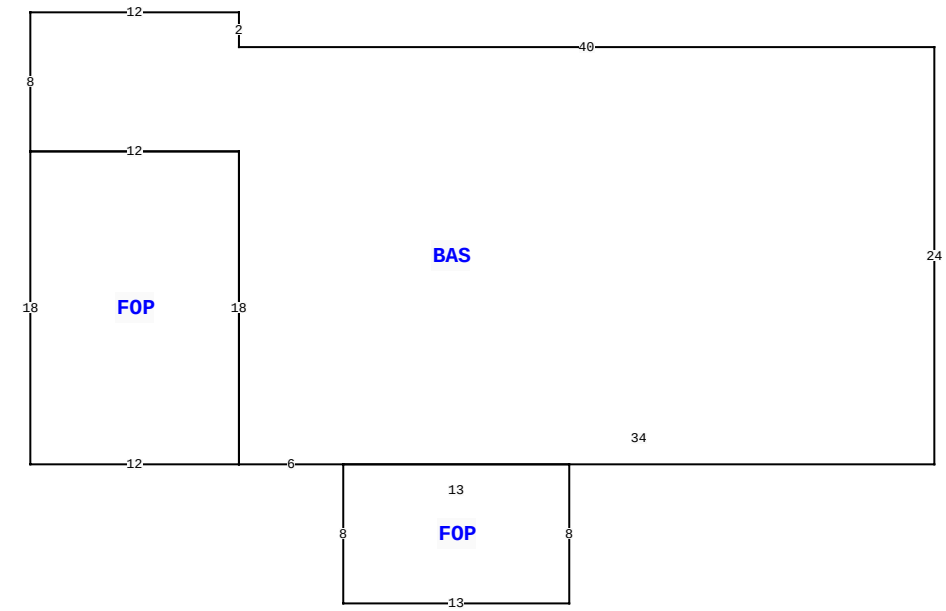
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	69,739
FOP	104	30		31	2,048
FOP	216	30		65	4,293
TOTALS	1,376			1,152	76,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,152	90.7168	101.60	117,043	1930	1930	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1056 HX Base Yr



626 NE DOUBLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	76,078
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	9,148
TOTAL MARKET VALUE	85,526
SOH/AGL Deduction	0
ASSESSED VALUE	85,526
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,526
TOTAL JUST VALUE	85,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/1851	4/28/2022	WD	U	I	37	45,000
GRANTOR: GARLING JEREMIAH						
GRANTEE: CABALLERO ANA						
1464/708	4/13/2022	WD	U	I	11	100
GRANTOR: TRAVIS & AMY INVESTME						
GRANTEE: GARLING JEREMIAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 N2 W12 S8 FOP= S18E12 N18 W12$ E12 S18 E6 FOP= S8 E13 N8 W13$ E34 N24 $.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0			0.00	0.00	18,296.00	SF		1.00	1.00	1.00	0.50	0.50	9,148							

REVIEW DATE 08/31/2015 BY DF Total Acres: 0.42 Total Land Value: 9,148 Market: 0 Agricultural: 0 Common: 9,148 PRINTED 11/19/2025 BY SYS